



# **ISLAMORADA: THE VILLAGE THAT RECLAIMED THE KEYS**



**COMPREHENSIVE PLAN  
JANUARY 2001**

# ISLAMORADA, VILLAGE OF ISLANDS

## COMPREHENSIVE PLAN: GOALS, OBJECTIVES AND POLICIES

AS ADOPTED BY THE VILLAGE COUNCIL ON JANUARY 25, 2001  
PURSUANT TO ORDINANCE NO. 00-09



UPDATED THROUGH AMENDMENT 13-07 AS APPROVED BY  
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Policy 2-1.7.1	9/18/2009	2-9	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 2-1.9.2	1/25/2010	2-10, 11	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I)
Policy 2-1.9.4	1/25/2010	2-11	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I)
Policy 2-1.9.6	9/18/2009	2-11	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 3-1.1.1	1/25/2010	3-1	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I)
Policy 3-1.1.3	1/25/2010	3-1	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I)
Policy 3-1.1.4	2/24/2009	3-1	Amend Policy pursuant to Ord. 08-09, 12/18/2008 & DCA Notice of Intent Docket No. 08-02-NOI-4405-(A)-(I).
Policy 3-1.1.5	1/25/2010	3-1	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I)
Policy 3-1.1.7	9/18/2009	3-2	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 3-1.1.8	2/24/2009	3-2	Amend Policy pursuant to Ord. 08-09, 12/18/2008 & DCA Notice of Intent Docket No. 08-02-NOI-4405-(A)-(I).
Policy 3-1.1.10	9/18/2009	3-2	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).

<b><u>Section(s)</u></b>	<b><u>Effective Date</u></b>	<b><u>Page(s)</u></b>	<b><u>Summary</u></b>
Policy 3-1.2.2	1/25/2010	3-2	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I)
Policy 3-1.3.1	9/18/2009	3-3	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 3-1.3.2	1/25/2010	3-3	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I)
Policy 3-1.3.4	9/18/2009	3-3	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 3-1.3.5	1/25/2010	3-3	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I)
Policy 3-1.3.6	9/18/2009	3-3	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 3-1.5.1	9/18/2009	3-4	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 3-1.5.4	9/18/2009	3-4	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 3-1.5.5	9/18/2009	3-4	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 3-1.6.1	9/18/2009	3-5	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 3-1.7.1	9/18/2009	3-5	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 3-1.7.3	9/18/2009	3-5	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 3-1.7.4	9/18/2009	3-5	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 3-1.7.4	11/18/2010	3-5	Amend Policy pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 3-1.7.5	9/18/2009	3-5	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 3-1.7.6	11/18/2010	3-5	Moved from Policy 1-4.7.5 pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Goal 4-1	6/17/2009	4-1	Amend Goal pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Objective 4-1.1	6/17/2009	4-1	Amend Goal pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 4-1.1.1	2/24/2009	4-1	Amend Policy pursuant to Ord. 08-09, 12/18/2008 & DCA Notice of Intent Docket No. 08-02-NOI-4405-(A)-(I).
Policy 4-1.1.3	6/17/2009	4-2	Amend Goal pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 4-1.1.5	6/17/2009	4-2	Amend Goal pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 4-1.1.6	6/17/2009	4-2	Amend Goal pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 4-1.1.7	6/17/2009	4-2	Amend Goal pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 4-1.1.10	6/17/2009	4-3	New Policy pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 4-1.1.11	6/17/2009	4-3	New Policy pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).

<b><u>Section(s)</u></b>	<b><u>Effective Date</u></b>	<b><u>Page(s)</u></b>	<b><u>Summary</u></b>
Policy 4-1.1.12	6/17/2009	4-3	New Policy pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Objective 4-2.1	2/24/2009	4-4	Amend Objective pursuant to Ord. 08-09, 12/18/2008 & DCA Notice of Intent Docket No. 08-02-NOI-4405-(A)-(I).
Policy 4-2.1.3	9/18/2009	4-4	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 4-2.2.1	11/18/2010	4-4	Amend Policy pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 4-2.2.2	1/25/2010	4-5	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I)
Policy 4-2.2.3	1/25/2010	4-5	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I)
Objective 4-2.3	11/18/2010	4-5	Amend Objective pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 4-2.3.1	11/18/2010	4-5	Amend Policy pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 4-2.3.2	2/24/2009	4-5	Original policy "Nutrient Reduction Credits" deleted pursuant to Ord. 08-09, 12/18/2008 & DCA Notice of Intent Docket No. 08-02-NOI-4405-(A)-(I). Policy 4-2.3.2 currently titled "Require Connection to Wastewater Facilities."
Policy 4-2.3.3	2/24/2009	4-5	Policy renumbered to 4-2.3.2 pursuant to Ord. 08-09, 12/18/2008 & DCA Notice of Intent Docket No. 08-02-NOI-4405-(A)-(I).
Policy 4-2.3.4	2/24/2009	4-5	Policy renumbered to 4-2.3.3 pursuant to Ord. 08-09, 12/18/2008 & DCA Notice of Intent Docket No. 08-02-NOI-4405-(A)-(I).
Policy 4-2.3.4	11/18/2010	4-5	Amend Policy pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 4-2.3.5	2/24/2009	4-5	Policy renumbered to 4-2.3.4 pursuant to Ord. 08-09, 12/18/2008 & DCA Notice of Intent Docket No. 08-02-NOI-4405-(A)-(I).
Policy 4-2.3.5	9/18/2009	4-6	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 4-2.3.6	2/24/2009	4-6	Policy renumbered to 4-2.3.5 pursuant to Ord. 08-09, 12/18/2008 & DCA Notice of Intent Docket No. 08-02-NOI-4405-(A)-(I).
Policy 4-2.3.6	9/18/2009	4-6	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 4-2.3.7	2/24/2009	4-6	Policy renumbered to 4-2.3.6 pursuant to Ord. 08-09, 12/18/2008 & DCA Notice of Intent Docket No. 08-02-NOI-4405-(A)-(I).
Policy 4-2.3.7	9/18/2009	4-6	Deleted Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I)
Policy 4-2.3.8	2/24/2009	4-6	Policy renumbered to 4-2.3.7 pursuant to Ord. 08-09, 12/18/2008 & DCA Notice of Intent Docket No. 08-02-NOI-4405-(A)-(I).
Objective 4-3.1	9/18/2009	4-6	Amend Objective pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I)
Objective 4-3.1	1/25/2010	4-6	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I)

<b><u>Section(s)</u></b>	<b><u>Effective Date</u></b>	<b><u>Page(s)</u></b>	<b><u>Summary</u></b>
Policy 4-3.1.1	9/18/2009	4-6	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 4-3.1.2	9/18/2009	4-6	Amend Policy pursuant to Ord. 08-09, 12/18/2008 & DCA Notice of Intent Docket No. 08-02-NOI-4405-(A)-(I).
Policy 4-3.1.2	11/18/2010	4-6	Amend Policy pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 4-3.1.3	9/18/2009	4-6	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 4-3.2.1	9/18/2009	4-7	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 4-3.2.2	9/18/2009	4-7	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 4-3.2.5	9/18/2009	4-7	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 4-3.2.6	9/18/2009	4-7	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Objective 4-4.1	1/25/2010	4-7	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I)
Policy 4-4.1.1	9/18/2009	4-8	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 4-4.1.2	9/18/2009	4-8	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Goal 4-5	6/17/2009	4-8	Amend Goal pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Objective 4-5.1	6/17/2009	4-8	Amend Objective pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 4-5.1.1	6/17/2009	4-8	Amend Policy pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Objective 4-5.2	6/17/2009	4-8	Amend Objective pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 4-5.2.1	6/17/2009	4-8	Amend Policy pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 4-5.2.2	6/17/2009	4-8	Amend Policy pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 4-5.2.3	6/17/2009	4-8	New Policy pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 4-5.2.4	6/17/2009	4-8	New Policy pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 4-5.2.5	6/17/2009	4-8	New Policy pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Objective 4-6.1	1/25/2010	4-9	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I)
Policy 4-6.1.1	9/18/2009	4-9	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Objective 5-1.1	9/18/2009	5-1	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I)
Policy 5-1.1.1	9/18/2009	5-1	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.1.2	9/18/2009	5-2	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).

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Policy 5-1.1.3	9/18/2009	5-2	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.1.4	9/18/2009	5-2	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.1.8	9/18/2009	5-3	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.1.9	9/18/2009	5-4	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.1.9	2/4/2011	5-4	Amend Policy pursuant to Ord. 10-20, 11/18/2010 & DCA Notice of Intent Docket No. 10-2-NOI-4405-(A)-(I).
Objective 5-1.2	9/18/2009	5-4	Amend Objective pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.2.1	9/18/2009	5-4	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.2.2	9/18/2009	5-4	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.2.5	9/18/2009	5-5	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.2.6	9/18/2009	5-5	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.2.7	9/18/2009	5-6	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.2.7	11/18/2010	5-6	Amend Policy pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 5-1.2.8	11/18/2010	5-6	Amend Policy pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 5-1.2.9	9/18/2009	5-6	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.2.9	2/4/2011	5-6	Amend Policy pursuant to Ord. 10-20, 11/18/2010 & DCA Notice of Intent Docket No. 10-2-NOI-4405-(A)-(I).
Policy 5-1.2.10	12/11/2008	5-6	Amend Policy pursuant to Ord. 08-07, 6/26/2008 & DCA Notice of Intent Docket No. 08-01-NOI-4405-(A)-(I).
Policy 5-1.2.11	9/18/2009	5-6	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.2.12	9/18/2009	5-6	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.2.13	9/18/2009	5-7	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.3.3	9/18/2009	5-10	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.3.5	9/18/2009	5-10	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.3.6	1/25/2010	5-11	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I)
Policy 5-1.3.7	9/18/2009	5-11	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.4.1	9/18/2009	5-11	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.5.1	9/18/2009	5-12	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).



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Policy 5-1.5.1	11/18/2010	5-12	Amend Policy pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 5-1.5.2	9/18/2009	5-12	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.5.2	11/18/2010	5-12	Amend Policy pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 5-1.5.4	11/18/2010	5-13	Amend Policy pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 5-1.5.5	9/18/2009	5-13	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.5.5	11/18/2010	5-13	Amend Policy pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 5-1.5.6	9/18/2009	5-13	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I)
Policy 5-1.5.7	9/18/2009	5-13	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.5.11	9/18/2009	5-13	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Objective 5-1.6	9/18/2009	5-13	Amend Objective pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.6.1	2/24/2009	5-13	Amend Policy pursuant to Ord. 08-09, 12/18/2008 & DCA Notice of Intent Docket No. 08-02-NOI-4405-(A)-(I).
Policy 5-1.6.2	11/18/2010	5-14	Amend Policy pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 5-1.6.3	11/18/2010	5-15	Amend Policy pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 5-1.6.4	1/25/2010	5-15	Delete Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I)
Policy 5-1.6.7	11/18/2010	5-15	Amend Policy pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 5-1.6.9	1/25/2010	5-15	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I)
Objective 5-1.7	9/18/2009	5-15	Amend Objective pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.7.5	9/18/2009	5-15	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.7.7	9/18/2009	5-16	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Objective 5-1.8	9/18/2009	5-16	Amend Objective pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.8.1	1/25/2010	5-16	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I)
Objective 5-1.9	9/18/2009	5-16	Amend Objective pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Objective 5-1.10	9/18/2009	5-17	Amend Objective pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.10.2	11/18/2010	5-17	Amend Policy pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 5-1.10.3	9/18/2009	5-17	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).

<b><u>Section(s)</u></b>	<b><u>Effective Date</u></b>	<b><u>Page(s)</u></b>	<b><u>Summary</u></b>
Policy 5-1.10.5	9/18/2009	5-17	Original Policy 5-1.10.5 "Examine the Feasibility of Providing Shelter(s) of Last Resort" deleted pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.10.6	9/18/2009	5-17	Original Policy 5-1.10.6 renumbered Policy 5-1.10.5 "Ensure A Quick Re-Entry Into the Following an Evacuation" pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Objective 5-1.11	11/18/2010	5-18	Amend Objective pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 5-1.11.1	1/25/2010	5-18	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I)
Objective 5-1.13	9/18/2009	5-19	Amend Objective pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.13.2	9/18/2009	5-20	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.14.1	9/18/2009	5-20	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 5-1.15.1	9/18/2009	5-20	Amend Policy pursuant to Ord. 09-13, 8/6/2009 & DCA Notice of Intent Docket No. 09-1-NOI-4405-(A)-(I).
Policy 6-1.1.1	1/25/2010	6-1	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.1.2	1/25/2010	6-1	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Objective 6-1.2	6/17/2009	6-1	Amend Objective pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 6-1.2.1	6/17/2009	6-1	Amend Policy pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 6-1.2.2	6/17/2009	6-1	Amend Policy pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 6-1.2.3	6/17/2009	6-2	Amend Policy pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 6-1.2.4	6/17/2009	6-2	Amend Policy pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 6-1.2.6	6/17/2009	6-2	Amend Policy pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Objective 6-1.3	1/25/2010	6-2	Amend Objective pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.3.1	1/25/2010	6-2	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Objective 6-1.4	1/25/2010	6-2	Amend Objective pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.4.3	1/25/2010	6-3	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.4.6	1/25/2010	6-3	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.4.11	11/18/2010	6-5	Amend Policy pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 6-1.4.17	11/18/2010	6-5	Amend Policy pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).

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Policy 6-1.4.18	1/25/2010	6-5	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Objective 6-1.5	1/25/2010	6-5	Amend Objective pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Objective 6-1.6	1/25/2010	6-6	Amend Objective pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.6.2	1/25/2010	6-6	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.6.3	1/25/2010	6-6	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Objective 6-1.7	1/25/2010	6-7	Amend Objective pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.7.1	1/25/2010	6-7	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.7.2	1/25/2010	6-7	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.7.3	1/25/2010	6-7	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.7.6	1/25/2010	6-7	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.7.8	1/25/2010	6-8	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Objective 6-1.8	1/25/2010	6-10	Amend Objective pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.8.4	1/25/2010	6-11	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.8.4	11/18/2010	6-11	Amend Policy pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 6-1.8.5	1/25/2010	6-11	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.8.7	1/25/2010	6-11	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Objective 6-1.9	1/25/2010	6-11	Amend Objective pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.9.1	1/25/2010	6-11	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.9.2	1/25/2010	6-11	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.9.5	1/25/2010	6-12	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.9.8	6/17/2009	6-12	Amend Policy pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 6-1.11.2	1/25/2010	6-13	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Objective 6-1.12	1/25/2010	6-13	Amend Objective pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.12.2	1/25/2010	6-13	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.12.3	1/25/2010	6-14	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).

<b><u>Section(s)</u></b>	<b><u>Effective Date</u></b>	<b><u>Page(s)</u></b>	<b><u>Summary</u></b>
Policy 6-1.12.4	1/25/2010	6-14	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Objective 6-1.13	1/25/2010	6-14	Amend Objective pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.13.1	1/25/2010	6-14	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 6-1.13.5	11/18/2010	6-14	Moved from Policy 1-4.7.2 pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 6-1.13.6	11/18/2010	6-14	Moved from Policy 1-4.7.4 pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 7-1.1.1	1/25/2010	7-1	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 7-1.1.2	1/25/2010	7-1	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 7-1.1.3	11/18/2010	7-1	Amend Policy pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 7-1.1.4	11/18/2010	7-1	Delete Policy "Develop a Recreation and Open Space Master Plan" pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 7-1.1.5	11/18/2010	7-1	Renumbered to Policy 7-1.1.4 pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 7-1.1.6	1/25/2010	7-1	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 7-1.1.6	11/18/2010	7-1	Renumbered to Policy 7-1.1.5 pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 7-1.1.7	11/18/2010	7-2	Renumbered to Policy 7-1.1.6 pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 7-1.1.8	11/18/2010	7-2	Renumbered to Policy 7-1.1.7 pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 7-1.1.9	11/18/2010	7-2	Renumbered to Policy 7-1.1.8 pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 7-1.1.10	11/18/2010	7-2	Renumbered to Policy 7-1.1.9 pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 7-1.1.11	11/18/2010	7-2	Renumbered to Policy 7-1.1.10 pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 7-1.2.2	1/25/2010	7-3	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Objective 7-1.3	1/25/2010	7-3	Amend Objective pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 7-1.3.2	11/18/2010	7-3	Amend Policy pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 7-1.3.3	1/25/2010	7-3	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).

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Objective 7-1.4	11/18/2010	7-3	Amend Objective pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 7-1.4.3	11/18/2010	7-4	Delete Policy "Require Private Recreation and Open Space Systems" pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 7-1.4.4	11/18/2010	7-4	Renumbered to Policy 7-1.4.3 pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 7-1.4.5	11/18/2010	7-4	Renumbered to Policy 7-1.4.4 pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 7-1.4.6	11/18/2010	7-4	Renumbered to Policy 7-1.4.5 pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 7-1.4.7	11/18/2010	7-4	Renumbered to Policy 7-1.4.6 pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 7-1.4.8	11/18/2010	7-4	Renumbered to Policy 7-1.4.7 pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 7-1.4.9	11/18/2010	7-5	Renumbered to Policy 7-1.4.8 pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 7-1.4.10	11/18/2010	7-5	Renumbered to Policy 7-1.4.9 pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 8-1.1.3	6/17/2009	8-1	New Policy pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I). Original Policy 8-1.1.3 renumbered to 8-1.1.4 "Coordinate Technical Issues."
Policy 8-1.1.4	6/17/2009	8-1	Original Policy 8-1.1.4 renumbered to 8-1.1.5 "Require Findings to be Addressed in Development Review Process." pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 8-1.1.4	1/25/2010	8-1	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 8-1.1.5	6/17/2009	8-1	Original Policy 8-1.1.5 renumbered to 8-1.1.6 "Coordinate Land and Water Management." pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 8-1.1.6	6/17/2009	8-2	Original Policy 8-1.1.6 renumbered to 8-1.1.7 "Coordinate with the Monroe County School Board." pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 8-1.1.7	6/17/2009	8-2	Original Policy 8-1.1.7 renumbered to 8-1.1.8 "Cooperate with the South Florida Regional Planning Council (SFRPC)." pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 8-1.1.7	1/25/2010	8-2	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).

<b><u>Section(s)</u></b>	<b><u>Effective Date</u></b>	<b><u>Page(s)</u></b>	<b><u>Summary</u></b>
Policy 8-1.1.8	6/17/2009	8-2	Original Policy 8-1.1.8 renumbered to 8-1.1.9 “Consider Participation on the SFRPC.” pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 8-1.1.9	6/17/2009	8-2	Original Policy 8-1.1.9 renumbered to 8-1.1.10 “Participate on the Governor’s Task Force on Sustainable South Florida.” pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 8-1.2.1	1/25/2010	8-2	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 8-1.2.3	1/25/2010	8-3	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 8-1.2.4	6/17/2009	8-3	Amend Policy pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 8-1.2.5	1/25/2010	8-4	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Objective 8-1.3	6/17/2009	8-4	Amend Objective pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 8-1.3.1	1/25/2010	8-4	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 8-1.3.2	6/17/2009	8-4	Amend Policy pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 8-1.3.3	6/17/2009	8-4	Amend Policy pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Objective 8-1.4	1/25/2010	8-5	Amend Objective pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 8-2.1.1	1/25/2010	8-6	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 8-2.1.4	1/25/2010	8-6	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 8-2.1.7	1/25/2010	8-6	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Objective 9-1.1	2/24/2009	9-1	Amend Objective pursuant to Ord. 08-09, 12/18/2008 & DCA Notice of Intent Docket No. 08-02-NOI-4405-(A)-(I).
Policy 9-1.1.2	2/24/2009	9-1	Amend Policy pursuant to Ord. 08-09, 12/18/2008 & DCA Notice of Intent Docket No. 08-02-NOI-4405-(A)-(I).
Policy 9-1.2.1	6/17/2009	9-2	Amend Policy pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 9-1.2.1	10/18/2013	9-3	Amend Policy pursuant to Ord. 13-18, 8/22/2013 & DEO Notice of Intent Docket No. 13-1ACSC-NOI-4405-(A)-(I)
Policy 9-1.2.1	10/18/2013	9-3	Amend Policy pursuant to Ord. 13-20, 8/22/2013 & DEO Notice of Intent Docket No. 13-5ACSC-NOI-4405-(A)-(I)
Policy 9-1.2.2	1/25/2010	9-4	Amend Policy pursuant to Ord. 09-23, 11/19/2009 & DCA Notice of Intent Docket No. 09-2-NOI-4405-(A)-(I).
Policy 9-1.2.3	2/24/2009	9-4	Amend Policy pursuant to Ord. 08-09, 12/18/2008 & DCA Notice of Intent Docket No. 08-02-NOI-4405-(A)-(I).
Policy 9-1.2.3	6/17/2009	9-4	Amend Policy pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 9-1.2.3	10/18/2013	9-4	Amend Policy pursuant to Ord. 13-20, 8/22/2013 & DEO Notice of Intent Docket No. 13-5ACSC-NOI-4405-(A)-(I)

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Policy 9-1.3.1	2/24/2009	9-4	Amend Policy pursuant to Ord. 08-09, 12/18/2008 & DCA Notice of Intent Docket No. 08-02-NOI-4405-(A)-(I).
Policy 9-1.3.1	6/17/2009	9-5	Amend Policy pursuant to Ord. 09-05, 4/9/2009 & DCA Notice of Intent Docket No. 09-RWSP1-NOI-4405-(A)-(I).
Policy 9-1.3.1	11/18/2010	9-5	Amend Policy pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).
Policy 9-1.3.1	11/4/2011	9-5	Amend Policy pursuant to Ord. 11-21, 9/22/2011 & DEO Notice of Intent Docket No. 11-1ACSC-NOI-4405-(A)-(I).
Policy 9-1.3.1	9/27/2012	9-5	Amend Policy pursuant to Ord. 12/11, 9/27/2012 & DEO Notice of Intent Docket No. 11-3ACSC-NOI-4405-(A)-(I).
Policy 9-1.3.2	2/24/2009	9-5	Amend Policy pursuant to Ord. 08-09, 12/18/2008 & DCA Notice of Intent Docket No. 08-02-NOI-4405-(A)-(I).
Objective 10-1.2	11/18/2010	10-1	Amend Objective pursuant to Ord. 10-11, 8/26/2010 & DCA Notice of Intent Docket No. 10-1-NOI-4405-(A)-(I).





**CHAPTER 1: FUTURE LAND USE ELEMENT**  
(References Chapter 163.3177, F.S. and 9J-5.006, F.A.C.)

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

**GOAL 1-1: IMPLEMENT FUTURE LAND USE VISION.** *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.**

**OBJECTIVE 1-1.1: PLAN AND DESIGN FOR RESIDENTIAL QUALITY.** Land Development Regulations shall ensure stability, land use compatibility and conserve the integrity of residential areas.

**Policy 1-1.1.1: Protect Residential Areas From Incompatible Development.** 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.

**Policy 1-1.1.2: Ensure Orderly Land Use Transition.** Where it is not feasible to separate residential from non-residential land uses, buffering shall be required to create a smooth land use transition. Buffering may take the form of: 1) physical barriers, such as vegetative berms, hedges or other landscape cover; walls or fences aesthetically designed for screening purposes; and open space systems with dense native vegetation and tree canopy; and/or 2) the development of a transitional use between the incompatible uses.

**Policy 1-1.1.3: Ensure Orderly Transition in Residential Densities and Intensities.** Residential densities and intensities shall be transitioned in a manner compatible with available public services and level of service standards, natural features, and existing and anticipated future development.

**Policy 1-1.1.4: Encourage Separation of Urban and Rural Land Uses.** The Village contains no rural or agricultural lands to separate from urban lands.

**OBJECTIVE 1-1.2: REINFORCE AND ENHANCE THE VILLAGE'S APPEARANCE.** Land Development Regulations shall ensure that development which may impact the appearance of the Village is effectively managed.

**Policy 1-1.2.1: Reinforce and Enhance the Village's Community Appearance.** Islamorada, Village of Islands shall maintain design review standards in Land Development Regulations, which shall be applied through site plan review procedures, and may include but not be limited to: sign control; architectural design review criteria and other design ordinances to enhance general community appearance as well as to preserve and enhance open space and natural landscapes.

**Policy 1-1.2.2: Enhance the Appearance and Function of the U.S. 1 Corridor.** Islamorada, Village of Islands shall promote land use and transportation strategies designed to improve the appearance and function of the U.S. 1 corridor as the major facility providing local residents, visitors and employees with access to residential, commercial and leisure activities.

**Policy 1-1.2.3: Enhance the Appearance and Function of the Old Road.** Islamorada, Village of Islands shall promote land use and transportation strategies on the Old Road that enhance its safe use as a local traffic and pedestrian and cyclist friendly corridor. These strategies may include: the use of traffic calming methods; restricting through traffic; prohibiting vehicular access to high intensity uses; enhancing pedestrian and cyclist facilities; and landscaping.

## **1-2: FUTURE LAND USE MAP**

**GOAL 1-2: DIRECT GROWTH ACCORDING TO THE FUTURE LAND USE MAP SERIES.** The Future Land Use Map (FLUM) series, Maps 2-1 through 2-4, shall allocate future land uses, and depict the following:

1. Map 2-1 – Plantation Key and Windley Key Future Land Use Map;
2. Map 2-2 – Upper Matecumbe Key Future Land Use Map;
3. Map 2-3 – Lower Matecumbe Key Future Land Use Map; and
4. Map 2-4 – Future Levels of Service on U.S. 1 (2020).

**OBJECTIVE 1-2.1: FUTURE LAND USE MAP DENSITIES AND INTENSITIES DEFINED.**

The designations on the Future Land Use Maps 2-1 through 2-3 shall be defined by the policies herein:

**Policy 1-2.1.1: Residential Density Defined.** Residential densities on the Future Land Use Map are the number of dwelling units or rooms allocated per gross acre of land, pursuant to Policy 1-2.1.4 of this Plan.

**Policy 1-2.1.2: Floor Area Ratio Defined.** Floor Area Ratio (FAR) shall be defined as the total square feet of gross floor area on a lot, parcel or building site or aggregated development of contiguous parcels under common ownership or having shared facilities, divided by the total square feet of land area comprising the lots, parcel or building site. FAR computations shall include all enclosed uses on the lot, parcel or site. Parking structures shall not count as part of the floor area, but shall be counted when computing building height and number of stories.

**Policy 1-2.1.3: Provide Compliance Bonuses through Permitting Outdoor Uses Outside of the Building Permit Allocation System.** Upon the effective date of the Comprehensive Plan, the following limited outdoor uses may be permitted, only as an accessory use, ancillary to a lawfully established principal use of a parcel, outside of the Non-Residential Building Permit Allocation System:

1. Each parcel of land on which a non-residential use has been legally established may be granted upon application, up to one hundred (100) square feet of uncovered outdoor storage area or one (1) covered storage shed up to one hundred (100) square feet, to be located or screened with native vegetation so as to not be visible from U.S. 1 or the Old Highway. Approval of such accessory use shall be conditional upon the site being in compliance with the density, intensity and parking requirements of the Land Development Regulations, including environmental regulations, and all landscape bufferyards on the property being brought into compliance to the maximum extent practicable, through the removal of any impervious surfaces, including asphalt, as necessary to meet this requirement.
2. Each parcel of land on which a legally established multi-tenant center exists may be granted upon application, up to one hundred and fifty (150) square feet of uncovered outdoor storage area or one (1) covered shed up to one hundred and fifty (150) square feet, to be located or screened with native vegetation so as to not be visible from U.S. 1 or the Old Highway. Approval of such accessory use shall be conditional upon the site being in compliance with the density, intensity and parking requirements of the Land Development Regulations, including environmental regulations, and all landscape bufferyards on the property being brought into compliance to the most reasonable extent practicable, through the removal of any impervious surfaces, including asphalt, as necessary to meet this requirement.
3. As an alternative to the above options 1 or 2, each legally established restaurant may be granted upon application, up to one hundred and fifty (150) square feet of covered or uncovered, unenclosed outdoor seating area. Approval of such accessory use shall be conditional upon approval by the Monroe County Department of Health to ensure that existing wastewater treatment facilities have sufficient capacity, and upon the site being in compliance with the density, intensity and parking requirements of the Land Development Regulations, including environmental regulations, and all landscape bufferyards on the property being brought into compliance to the most reasonable extent practicable, through the removal of any impervious surfaces, including asphalt, as necessary to meet this requirement, as well as compliance with the stormwater management provisions of the Land Development Regulations.

This bonus square footage shall be first applied to any existing but unpermitted outdoor storage area, sheds or seating. Additionally, such square footage as may be granted pursuant to this policy shall not be eligible to be calculated as replacement square footage for the purposes of redevelopment or expansion of any primary or accessory use located on the property to which it has been granted, or any other property.

**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 table:

**MAXIMUM DENSITY AND INTENSITY BY FUTURE LAND USE MAP CATEGORY**

FLUM Category	Maximum Residential Density	Maximum Non-Residential Intensity (FAR)
Residential Conservation (RC)	1 unit/4 acres +1	-
Residential Low (RL)	1 unit/2 acres +1	-
Residential Medium (RM)		
Single Family	1 unit per lot	-
Duplex	2 units per lot	-
Triplex for Affordable Housing	3 units per lot	-
Fourplexes for Affordable Housing	4 units per lot	-
Residential High (RH)		
Density Allowance	6 units per acre	-
With TDRs	12 units per acre	-
Affordable Housing	15 units per acre	-
Mixed Use Residential (MU)		
Residential Density Allowance	6 units per acre	-
With TDRs	12 units per acre	-
Affordable Housing	15 units per acre	-
Mixed Use Non-Residential	-	
Outside Village Activity Centers	-	0.25
Outside VAC's with TDRs	-	0.35
Inside Village Activity Centers	-	0.35
Working Waterfronts	-	0.35
Industrial (I)	+1	0.25
Conservation (C)	-	-
Airstrip (A)	1 unit per lot	0.25
Public and Semi-Public Services (PS)		
Density and Intensity Allowance	+1	0.25
With TDRs	-	0.35
Residential Institutional Use	12 units per acre	-
Recreation and Open Space (RO)	-	0.15
Mariculture (M)	+1	0.25

Note: One caretakers cottage may be provided in FLUM categories, indicated with +1.

Density and intensity may be further constrained by criteria included in the Comprehensive Plan and Land Development Regulations, including but not limited to: requirements for minimum open space; concurrency management and level of service standards for transportation, water, including potable water, stormwater and other public facilities and services; off-street parking and internal circulation; landscaping; impacts on schools; and on-site and off-site improvements

and design amenities required to achieve land use compatibility. Natural constraints such as the shape and natural features of a site may also present obstacles to achieving maximum density and/or intensity delineated above.

**Policy 1-2.1.5: Areas Ineligible for Density or FAR Calculations.** No density or floor area ratio (FAR) credit shall be granted for undevelopable environmentally sensitive lands including: wetlands; transitional wetlands; mangroves; salt marsh; tidal waters; beaches; beach berms and dunes; and natural shoreline; excepting provisions herein for transfer of development rights.

**Policy 1-2.1.6: Establish Minimum Open Space Requirements.** The minimum open space requirements established in the Land Development Regulations shall be in accordance with both Policy 6-1.7.6 and the following table:

**MINIMUM OPEN SPACE REQUIREMENT BY HABITAT CLASSIFICATION**

Habitat Classification	Minimum Open Space Requirement
Submerged Lands (Open Water)	1.00
Beach Berm	0.90
Mangrove and Freshwater Wetlands	
Undisturbed	1.00
Disturbed	0.90
Saltmarsh & Buttonwood Wetlands	
Undisturbed	1.00
Disturbed	0.90
High Hammock	
High Quality	0.90
Moderate Quality	0.70
Low Quality	0.50
Low Hammock	
High Quality	0.90
Moderate Quality	0.70
Low Quality	0.50
Disturbed	
With Hammock	0.30
With Salt Marsh & Buttonwood	0.30
With Beach/Berm	0.30
With Exotics	0.20
Scarified	0.20

**Policy 1-2.1.7: Establish Height Limitation.** The maximum height of any habitable portion of a structure shall be thirty-five (35) feet, unless further restricted by the Land Development Regulations.

**Policy 1-2.1.8: Establish Gross Floor Area.** The maximum gross floor area (GFA) of any structure, other than those for public and semi-public uses, constructed after the effective date of the Comprehensive Plan shall be ten thousand (10,000) square feet provided the Floor Area Ratio (FAR) and building setbacks are compliant with the Land Development Regulations, and unless otherwise approved by the Village Council. The Land Development Regulations may further restrict the maximum building size.

**Policy 1-2.1.9: Promote Low and Medium Intensity and Varied Commercial Designations.**

Islamorada, Village of Islands shall promote low and medium intensity professional and business offices, as well as general retail sales and services designed to meet the needs for goods and services of local residents and Village visitors, and shall limit the development of new high intensity uses. The Village shall not promote an increase in highway-oriented businesses that cater to a transient drive-through clientele.

**Policy 1-2.1.10: Restrict Development of New Transient Units.**

Transient use shall be defined as any use of any structure for a tenancy of 28 days or less. Transient uses shall be considered as residential uses for the purposes of transferring development rights pursuant to conditions established in Policy 1-3.1.4 of this Plan. Islamorada, Village of Islands shall cap the number of new transient units at the number of current and vested hotel and motel rooms, campground and recreational vehicle spaces existing within the Village as of December 6, 2001. Single family and multifamily residences shall not be considered part of the above cap but instead may be used for transient rental use as provided for in Comprehensive Plan Policies 1-2.4.7 and 1-2.4.8.

**Policy 1-2.1.11: Limit Creation of New Development Rights.**

Islamorada, Village of Islands shall limit the number of development rights within the Village. All duly approved and recorded lots of record which existed as legal lots of record as of December 31, 1997 shall continue to be legal lots of record after Plan adoption.

**Policy 1-2.1.12: Ensure Energy-Efficient Land Use Patterns.**

Islamorada, Village of Islands, shall continue to promote energy-efficient land use patterns by awarding BPAS points for proposed development in areas serviced by infrastructure, proximate to commercial retail centers; by promoting mixed use development centers and by providing bonus points for proposed non-residential development in the established Village Activity Center (VAC) zoning district.

**Policy 1-2.1.13 Future Land Use Map Amendments.**

Islamorada, Village of Islands shall not sponsor private applications for Future Land Use Map (FLUM) amendments that would increase the allowable density/intensity of the properties affected. Private applications for FLUM amendments that would increase density/intensity will be accepted and accorded due process of review in an equitable manner. Applicants for FLUM amendments that increase density/intensity shall provide a needs analysis through 2020 based upon the amount of vacant lands, the adopted density of the future land use designations and their existing yields, the projected population and the availability of public facilities and services.

**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 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 would result in an adverse community change.

**OBJECTIVE 1-2.2: NON-CONFORMING USES AND STRUCTURES.** Islamorada, Village of Islands shall protect legally established uses and structures within the Village, except as provided for in Policy 1-2.2.5 of this Plan, and shall encourage the rehabilitation and maintenance of all residential and non-residential structures, where it can be demonstrated that such non-conforming uses and structures are consistent with the community's character:

**Policy 1-2.2.1: Permit Limited Expansion of Non-Conforming Uses.** Islamorada, Village of Islands shall maintain Land Development Regulations which provide a variance process and establish criteria to consider the limited expansion and/or replacement of legally existing non-conforming, non-residential uses. These criteria shall include the extent to which impacts are mitigated, including nuisance impacts on surrounding residential properties, impacts on community character, environmental impacts, buffering and traffic impacts. These regulations shall also include a process to consider the continuance of non-conforming commercial fishing uses where it can be found that the continuance of such uses will not have a negative impact on adjoining properties or on environmental resources.

**Policy 1-2.2.2: Damage or Destruction of a Non-Conforming Use.** Islamorada, Village of Islands shall maintain Land Development Regulations which provide a variance process and establish criteria to consider resumption of non-conforming uses after their damage or destruction. These criteria shall include, but not be limited to: the extent to which impacts are mitigated, including consistency with future land uses; nuisance impacts on surrounding residential properties; impacts on community character; environmental impacts; and buffering and traffic impacts.

**Policy 1-2.2.3: Change of Use.** A non-conforming use can only be changed to a use that conforms to all applicable provisions of the Future Land Use Map category and Zoning District in which it is located.

**Policy 1-2.2.4: Uses that Are Non-Conforming Due to Density.** Legally permitted uses that exceed the density requirements of the Future Land Use Map category and the Land Development Regulations, and the structure in which the use is located is damaged, destroyed or redeveloped so as to require substantial improvement, may be repaired, replaced or restored to the same density, provided that the development is brought into compliance with all other applicable codes and regulations. The Land Development Regulations shall provide a process by which the Director of Planning and Development Services may consider a reduction of any of the applicable regulations upon a finding that the reduction is consistent with the intent of the Plan. Uses that are non-conforming as to density may be expanded as long as the non-conformity is not further increased and the expansion is consistent with all other applicable codes and regulations.

**Policy 1-2.2.5: Discontinued Non-Conforming Uses.** Non-conforming uses that have ceased operations for (1) one year or more shall be considered discontinued, and shall not be re-established.

**Policy 1-2.2.6: Enlargement or Extensions to Non-Conforming Structures.** Enlargement or extensions to non-conforming structures shall be allowed, provided that: 1) the improvement does not constitute a substantial improvement (Improvements to historic sites and

improvements to meet health, sanitary or safety code specifications shall not be considered substantial.); 2) a non-conforming use is not located in the non-conforming structure; and 3) the non-conformity is not further increased.

**Policy 1-2.2.7: Damage or Destruction to Non-Conforming Structures.** With the following exceptions, non-conforming structures that are damaged or destroyed so as to require substantial improvement shall be repaired or restored in conformance with all applicable provisions of the Building Code and with the Land Development Regulations. The Village shall, through the Land Development Regulations, provide a process to consider the reduction of required setbacks, whereby it can be proven that the reduction in setbacks will not cause negative impacts on environmental resources. The Land Development Regulations shall provide a process by which the Director of Planning and Development Services may consider a reduction of any of the applicable regulations upon a finding that the reduction is consistent with the intent of the Plan.

**OBJECTIVE 1-2.3: ESTABLISH FUTURE LAND USE DESIGNATIONS.** The Future Land Use designations, as depicted on the Future Land Use Map (FLUM) series shall be established as defined herein.

**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 1-2.3.2: Residential Low (RL).** Areas designated Residential Low (RL) on the Future Land Use Map are characterized as the residential estates within the Village, and shall be developed, redeveloped and/or maintained to protect this character. RL designated properties may be developed at a maximum of one (1) single family residential unit per two (2) acres. Substandard lots, of less than two (2) 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 limitations, a caretaker's unit may be developed as an accessory use on conforming parcels. 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. The RL future land use designation shall allow home occupations. Within RL, properties are generally suitable as 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 caretaker's cottage. Supportive community facilities ancillary to the residential uses may be located within areas designated RL. The Land Development Regulations shall provide regulatory procedures for considering the above-noted uses.

**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.

**Policy 1-2.3.4: Residential High (RH).** Areas designated Residential High (RH) on the Future Land Use Map shall accommodate legally established multiple family developments, including residential institutional uses, and mobile homes in existing approved mobile home parks. The density of new multiple family development located in the designation shall not exceed six (6) units per acre, except that up to twelve (12) units per acre may be permitted pursuant to the standards in the Land Development Regulations for purposes of providing transfers of density from approved sending sites, including environmentally sensitive lands, and fifteen (15) units per acre may be permitted for purposes of providing affordable housing. Supportive community facilities ancillary to the residential uses, and limited public/semi-public uses may be located within areas designated RH. This designation shall allow home occupations. The Land Development Regulations shall provide regulatory procedures for considering the above-noted uses.

**OBJECTIVE 1-2.4: RECOGNIZE MIXED USE DEVELOPMENT PATTERNS.** Areas designated Mixed Use (MU) on the Future Land Use Map recognize the prevalent and historical mixed use pattern of development in the Village. The MU category shall accommodate a mix of commercial and residential uses, which may be located in the same building, limited public and semi-public uses, recreational facilities, schools, marinas, tourist-oriented facilities, and supportive community facilities ancillary to the permitted uses, pursuant to the standards in the Comprehensive Plan and the Land Development Regulations.

The maintenance and enhancement of commercial fishing, sport fishing, charter boats and related traditional water-dependent and water-related uses such as retail, storage and repair and maintenance which support the fishing and charter boat industry shall be encouraged within this Future Land Use Map category, through the use of floor area ratio bonuses (up to 0.35 FAR), replacement and resumption of legally established nonconformities and streamlined development review.

**Policy 1-2.4.1: Guide the Location of Commercial Uses and 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 1-2.4.2: Increase the Vitality of Existing Village Activity Centers.** A Village Activity Center (VAC) is a compact community hub in which there are jobs, housing, shopping and recreational opportunities all within walking distance. These centers shall be focal points for commercial infill on existing vacant parcels, intensification and revitalization as lively community meeting places. The principal Village Activity Centers shall be the Upper Matecumbe Key and North Plantation Key business centers. The Village has delineated and designated Village Activity Centers on the Zoning Map in the Land Development Regulations. The VAC designations are intended to accommodate a mix of business and professional offices, restaurants, tourist accommodations, retail establishments, services, recreational facilities, limited public and semi-public uses and residential uses. Residential uses include residential institutional uses, with an emphasis on providing and maintaining affordable, workforce, and employee housing and neighborhoods, integrated with or in proximity to employment opportunities.

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

**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 1-2.4.5: 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.

**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.

**Policy 1-2.4.7: Limit Transient Rental Use of Residential Properties.** Islamorada, Village of Islands shall continue to allow the transient rental use of 28 days or less, of single family and multifamily residential properties within the Village, including properties located within the Residential Conservation (RC), Residential Low (RL), Residential Medium (RM), Residential High (RH), Mixed Use (MU) and Airport (A) Future Land Use Map categories. Property owners located in the RL, RM, RC, MU, RH and A Future Land Use Map categories may continue transient rental subject to the following requirements:

1. Owners of such properties shall annually register with the Village and shall demonstrate at the time of registration:
  - a. That since December 6, 2001 the owner has continuously either paid or filed for all County tourist development taxes due, and paid local impact fees, for the property it wishes to register;
  - b. That owner has applied for appropriate state licensure to conduct transient rental for the property it wishes to register and shall receive the license within six months of application;
  - c. That the property is not registered for a homestead tax exemption pursuant to Article VII, Section 6 of the Constitution of the State of Florida; and
  - d. That the property otherwise meets all requirements of the Village Land Development Regulations.

2. The annual registration shall allow up to a total of 331 single family and multifamily transient rental units. For each annual registration period after the initial registration period, the following shall additionally apply:
  - a. No new transient rental unit shall be allowed in any Residential Medium (RM) Future Land Use Map category, in mobile home parks or in the Settlers Residential zoning district.
  - b. No new transient rental unit in the RH and MU Future Land Use Map categories may be registered unless it is assessed by the Monroe County Property Appraiser at a value in excess of 600% of the median adjusted gross annual income for households within Monroe County. Notwithstanding the foregoing, the year 2007 Monroe County Property Appraiser assessed values shall be used through the year 2014 to account for the nationwide economic recession, which caused an unpredictable decrease in values not contemplated at the time of adoption.
  - c. No new transient rental unit in the RC, RL, or A Future Land Use Map categories may be registered unless it is assessed by the Monroe County Property Appraiser at a value in excess of 900% of the median adjusted gross annual income for households within Monroe County.
3. The priority of registration for transient rental units for all registration periods, for purpose of the 331 unit cap, shall be based upon the total number of months that the unit owner has paid the Monroe County tourist development tax, with units registered in ascending order (i.e., those licenses demonstrating the most months of payment shall be the last retired). Notwithstanding paragraph 1.a. above, if the 331 unit cap is not reached in any year by those units that have paid the Monroe County tourist development tax, new units may be given priority by registration date.
4. Property owners permitted transient rental use pursuant to this policy shall lose their privileges and retire their licenses when ownership (in whole or in part) of the unit is transferred, through an arm's length sale of the property or the asset. If the unit is owned by a natural person, the transfer of the fee simple ownership of the unit to the owner's spouse or children shall not result in termination of the license.

**Policy 1-2.4.8: Enforcement and Implementation of Transient Rental Regulations.**

Property owners permitted transient rental use pursuant to Policy 1-2.4.7 shall pay an annual fee to the Village as established by resolution to be used for code compliance related to transient rental uses, with any excess funds to be used to further affordable housing programs. Transient rental unit owners shall lose their privileges and their permits shall be revoked for a property being used for transient rental if the property has been found by non-appealable Final Order on two occasions to have violated the Village Code regarding vacation rental units as provided for in the land development regulations.

The Village shall establish land development regulations which shall address enforcement and implementation of transient rental use, including, but not limited to, the following: conspicuous notification on transient rental properties; requiring each unit to identify the unit manager who resides within the village; regulating the number and location of watercraft and automobiles on site; lease agreements to disclose village regulatory requirements and provide for access for adequate code enforcement; advertising to require identification of state and village license numbers; notification to adjacent property owners; and fines, penalties, revocation of license for violation of the regulations including but not limited to the advertising of units that are not lawfully licensed by the Village.

**Policy 1-2.4.9: Affordable Housing Study.** The Village, based on its 2004 Workforce Housing Study, shall analyze appropriate policy revisions to the transient rental comprehensive plan policies (Policies 1-2.4.7 and 1-2.4.8) and prepare a report no later than December 31, 2005. The Village shall establish and support the efforts of an Affordable/Workforce Housing Citizen Advisory Committee to address the relationship between affordable housing needs and transient rental uses within the Village.

**OBJECTIVE 1-2.5: INDUSTRIAL USES (I).** In accordance with provisions in the Land Development Regulations, Islamorada, Village of Islands shall limit additional industrial development due to the fragile nature of the sensitive island ecosystem. The Future Land Use Map includes low intensity industrial designations for a few sites within the Village that have historically accommodated light industrial uses. Mariculture and aquaculture operations shall be permitted as conditional uses in Industrial (I) designated areas. Limited public/semi-public uses shall also be permitted. One (1) residential dwelling unit per parcel may be provided for on-site security purposes, subject to the Building Permit Allocation System. The FAR for the I designated parcels shall not exceed 0.25.

**Policy 1-2.5.1: Prevent Nuisance Impacts.** The Village shall prevent nuisance impacts frequently associated with industrial and intensive commercial activities by maintaining performance standards for managing emission of noise, air pollution, water pollution, dust, odor, vibration, fire or explosive hazards, and light pollution.

**Policy 1-2.5.2: Prohibit Industrial Uses in the Village Activity Centers.** The Village shall prohibit industrial uses, including light industrial uses, from locating in the designated Village Activity Centers. Industrial uses shall be directed to those areas designated Industrial (I).

**OBJECTIVE 1-2.6: MANAGE CONSERVATION RESOURCES.** The Future Land Use Map designates lands as Conservation (C) to provide for the long-term preservation of environmentally sensitive natural resource systems. Conservation resources generally include wetlands, transitional wetlands, mangroves, salt marsh, tidal waters, beaches, beach berms and dunes, natural shoreline or upland hammocks.

**Policy 1-2.6.1: Conservation (C).** Lands designated as Conservation (C) shall either remain undeveloped or shall undergo 'restricted development'. 'Restricted development' shall be defined as the development options allowed by the development rights and restrictions stipulated in a conservation management plan developed for the parcel(s), as approved by the Village Council, and shall be restricted to trails and walkways, government owned passive recreational uses and DEP approved mangrove trimming. Development rights may be transferred from C designated land pursuant to a program approved by the Village.

**Policy 1-2.6.2: Equitable Treatment of Privately Owned Conservation Lands.** In order to equitably treat privately owned conservation lands, the Village shall, within the Land Development Regulations, establish programs for land acquisition and for the transfer of development rights.

**OBJECTIVE 1-2.7: AIRSTRIP FUTURE LAND CATEGORY.** The Future Land Use Map designates the Tavernaero Airstrip and adjoining residential lots the Airstrip (A) category. The A land use designation is intended to accommodate the existing airstrip facilities and the residential uses adjoining the airstrip.

**Policy 1-2.7.1: Airstrip Land Use Designation.** Land use changes impacting flight patterns generated by the Tavernaero Airstrip shall not encroach on to the airstrip hazard zone. Furthermore, land uses proposed within noise impact areas defined in the FAA noise control

regulations shall with FAA guidelines for managing noise impacts through land use regulation. The Village's amended Land Development Regulations shall establish the permitted uses and applicable restrictions within the air operations area and the adjoining residential lots. The non-residential maximum intensity of uses within this designation, measured in terms of floor area, should not exceed 0.25. The residential density shall be limited to one unit per lot and shall allow as a principal use the storage of one airplane pursuant to the Land Development Regulations.

**OBJECTIVE 1-2.8: PUBLIC AND SEMI-PUBLIC SERVICES (PS).** The Future Land Use Map shall designate land for public and semi-public services as specified in the policies stipulated below. In addition, some necessary community facilities may be allowed within Residential Low (RL) Residential High (RH), Mixed Use (MU) and Industrial (I) FLUM categories, when found consistent with applicable Land Development Regulations. The sites shall be compatible with adjacent land uses.

**Policy 1-2.8.1: Public and Semi-Public Services (PS).** The Public and Semi-Public Services (PS) land use designation is intended to accommodate existing public and semi-public services including: governmental administration buildings; public schools; not-for-profit educational, recreational, religious, arts and cultural or health related institutions; hospital facilities and supportive health care units; residential institutional uses at a maximum of 12 units per acre, essential public services and facilities; fire and emergency operation facilities; and utilities. Wireless communications facilities may be provided as a major conditional use. Lands designated PS shall contain sufficient acreage and open space and be properly screened and buffered in order to minimize potential adverse impacts on adjacent land uses. The maximum floor area ratio for areas designated PS shall not exceed 0.25, except that a FAR up to 0.35 may be allowed on designated receiver sites through the transfer of development rights, as provided for in the Land Development Regulations.

Pursuant to the concurrency management program described in Objective 9-1.2, the Village shall monitor the need for increased land area for public and semi-public services and shall ensure that the PS land use designation on the Future Land Use Map is sufficient to accommodate increased needs for these uses, including public schools and associated facilities.

**Policy 1-2.8.2: Public Facilities Exemption from Building Permit Allocation System:** Public-owned facilities shall be exempted from the requirements of the Non Residential Building Permit Allocation System. Islamorada, Village of Islands may exempt not-for-profit semi-public services including: educational; scientific; religious; social services; arts and cultural facilities; or civic facilities from the requirements of the Non-Residential BPAS, based on a finding that such activity is consistent with the goals and objectives of this Plan, provides a needed public service that is not being provided by existing commercial entities, is compatible with surrounding uses, and does not negatively impact level of service standards or increase hurricane evacuation times. Dormitories and other accessory residential structures within PS shall require a dwelling unit allocation to be obtained via the Village's BPAS, pursuant to Policy 1-3.1.1.

**Policy 1-2.8.3: Provide On-Site and Off-Site Improvements.** Prior to issuing a development permit, the Village shall ensure that development applications include a satisfactory plan for providing required on-site and off-site improvements, or impact fees, so that the Village does not assume unanticipated or disproportionate fiscal liabilities for supportive facilities and services.

**OBJECTIVE 1-2.9: RECREATION FACILITIES AND OPEN SPACE (RO).** The Future Land Use Map designates land for recreational facilities, including open space systems.

**Policy 1-2.9.1: Provide Recreation Facilities.** Lands designated Recreation and Open Space (RO) shall contain sufficient acreage and open space and shall be properly screened and buffered in order to minimize potential adverse impacts on adjacent land uses. The Village shall monitor the need for additional land area for parks and recreation facilities to meet the changing needs of the Village.

**Policy 1-2.9.2: Intensity of Recreation Facilities.** The maximum floor area ratio for any land use within an area designated RO on the Future Land Use Map shall not exceed 0.15. Limited municipal uses shall be permitted on RO designated lands.

**OBJECTIVE 1-2.10: MARICULTURE (M).** The Future Land Use Map designates land for mariculture operations, including the growing and shipping of fresh fish. A caretaker's unit may be developed as an accessory use on conforming parcels. 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.

**Policy 1-2.10.1: Intensity of Mariculture Operations.** The maximum FAR for any land use within an area designated Mariculture (M) on the Future Land Use Map shall not exceed 0.25.

**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.

**RESIDENTIAL AND NON-RESIDENTIAL SCHEDULE**

YEAR	RESIDENTIAL DWELLING UNITS			NONRESIDENTIAL FLOOR AREA
	Maximum Market Rate	Minimum Affordable Housing	Total	Square Feet
CURRENT	22	6	28	6,692

Source: Planning and Development Services Department, 2012

**Residential Building Permit Allocation System.** The indicated allocations are the maximum annual allocations that shall be awarded by Islamorada, Village of Islands through the BPAS. Unused market rate allocations shall be available for Administrative Relief. Unused affordable housing allocations shall be rolled over into the following year’s affordable housing allocation. Excluding those awarded through the beneficial use or administrative relief processes, no more than one development permit per Program Year may be allocated in a manner which would result in the clearing of high-quality hammock.

Pursuant to Rule 28-19 F.A.C., the Village shall allocate residential and non-residential allocations in a manner consistent with the requirement to maintain a 24-hour permanent population evacuation. Islamorada, Village of Islands reserves the right to accept its equitable share of the Keys-wide allocation to distribute consistent with the goals, objectives and policies of this Plan. Detailed allocation procedures for distributing available awards shall be adopted through Land Development Regulations, including point criteria consistent with the goals, objectives and policies of the revised Comprehensive Plan through 2020.

**Non-Residential Building Permit Allocation System.** Land Development Regulations shall include procedures for the distribution of available non-residential floor area shown in the schedule. Notwithstanding the foregoing, the Village shall provide for an additional 16,486 square feet of nonresidential floor area in 2012. All applications for the issuance of non-residential square footage must demonstrate the ability to bring the site into compliance with all applicable Land Development Regulations, including environmental standards, in order to be further considered. Thereafter, applications shall be evaluated and ranked based on project merit, including consideration of the following:

- a. Focus on redevelopment versus new development;
- b. The development potential of the site;
- c. Provision of amenities associated with the proposed development;
- d. Provision of affordable housing in conjunction with the proposed project; and
- e. Environmental sensitivity of the proposed development site.

**Policy 1-3.1.2: Maintain Programs for Conservation of Lands Within Islamorada.** The Islamorada Village of Islands Council shall maintain an Action Plan for the Village, developed by the Village’s Land Acquisition Advisory Committee, in conjunction with Village staff. This Action Plan shall recommend the best means for land acquisition and conservation including retiring development rights from the vacant lands within the Village, while protecting private property rights, and may include programs such as: a general tax; a transfer tax; tax reduction for easements; unity of title; voluntary dedication; establishment of a Land Trust; outright acquisition; grantsmanship and/or fundraising events. The Action Plan shall include a system for continued monitoring, evaluation and update of the adopted programs.



The Land Acquisition Selection System shall be maintained to affirm the Village's future conservation/ecological infrastructure, in coordination with the Monroe County Land Authority, current and proposed Land Development Regulations, and Comprehensive Plan policies. Evaluation of each of the current LAAC priority properties and other potential conservation properties in the Village shall be completed, and shall result in an amended conservation lands listing. Subsequently, during the following budget cycle, the Village shall prepare a Capital Investment Plan for land acquisition and purchase of development rights in coordination with regional, State, Federal and private non-profit programs, including but not limited to the Department of Environmental Protection (CARL), the Monroe County Land Authority, the Department of Community Affairs and other agencies with an interest in conservation lands. This Capital Investment Plan shall be incorporated into the Village's Capital Improvement Program.

The Village shall continue to coordinate with regional, State, Federal and private non-profit programs, including but not limited to the Department of Environmental Protection (CARL/Florida Forever), the Monroe County Land Authority, the Trust for Public Lands, and the Department of Community Affairs (Florida Communities Trust) for the acquisition of properties consistent with the Action Plan.

**Policy 1-3.1.3: Institute a Program for Transfer of Development Rights (TDRs).** Islamorada, Village of Islands, shall through Land Development Regulations maintain a program to facilitate the transfer of a variety of development rights within the Village's boundaries, to achieve the following:

1. Protect environmental resources in balance with protection of property rights;
2. Facilitate redevelopment and revitalize the Village Activity Centers by concentrating mixed use activities;
3. Encourage redevelopment of commercial enterprises and permit limited new commercial development;
4. Protect housing affordability and encourage provision of new affordable housing units throughout the Village;
5. Redistribute existing residential units to achieve planned densities and retire development rights without increasing the overall amount of development. Notwithstanding, affordable housing may be provided only through the Building Permit Allocation System on the sender site in instances following the transfer of nonresidential floor area; and affordable housing and/or nonresidential floor area may be provided only through the Building Permit Allocation System on the sender site in instances following the transfer of hotel or motel units; but in neither case may the sender or receiver site exceed the permitted density or intensity;
6. Protect environmentally sensitive sites through removal of existing dwelling units or rights based on allocated densities and intensities;
7. Encourage the placement of conservation easements on environmentally sensitive or flood prone parcels of land; and
8. Further the public good and the goals, objectives and policies of the Comprehensive Plan.

The Land Development Regulations shall provide for the use of TDRs to transfer non-residential and residential development rights. Three types of development rights may be transferable as conditional uses, as follows:

1. The transfer of density from vacant non-residential and residential lots of record, to vacant non-residential and residential lots of record that are non-conforming as to density, so as to permit the development of the non-conforming receiver site;

2. The off-site transfer of existing non-residential floor area from any property, to any property located in either the Mixed Use (MU) Future Land Use Map Category and zoned for non-residential uses or Industrial (I) Future Land Use Map Category; and
3. Off-site redevelopment of existing residential dwelling units, and of building permits for residential dwelling units.

Off-site redevelopment of all residential TDRs, including building permits for residential dwelling units shall at a minimum, be subject to the following transfer conditions:

1. Both sender and receiver sites shall be in future land use categories that permit residential uses;
2. The structure cannot be placed in a VE zone on the receiver site;
3. The receiver site shall be less environmentally sensitive than the sender site, according to a habitat analysis conducted by a certified biologist, unless otherwise exempted or limited by the Planning and Development Services Director and pursuant to habitat classifications described in Policy 6-1.7.8, whereby the following conditions apply:
  - a. Transfer shall be permitted from Class I parcels to Class II or Class III parcels;
  - b. Transfer shall be permitted from Class II parcels to Class II or Class III parcels; and
  - c. Transfer shall be permitted from Class III parcels to Class III parcels.
4. The receiver site shall be located in the same or less density restrictive Future Land Use Map category than the sender site, except that affordable residential TDR's located on a Residential High (RH) sender site may be transferable to a Residential Medium (RM) receiver site. Notwithstanding the above residential TDR dwelling unit and density restrictions, existing dwelling units located on a Mixed Use (MU) sender site may be transferable to an Airport (A) or Residential Medium (RM) receiver site provided the subject receiver site does not contain hammock and meets minimum lot area requirements;
5. Eligible receiver sites shall demonstrate compliance with all applicable criteria set forth in the Land Development Regulations;
6. Regardless of on-site allocated densities available on a parcel of land, exercising the TDR process to remove units, or transfer building permits from a parcel shall, result in a permanent reduction of density, and no additional units to those remaining on the sender site after the transfer takes place shall be permitted on the sender site. Notwithstanding, affordable housing and/or nonresidential floor area may be provided only through the Building Permit Allocation System in instances following the transfer of a hotel or motel unit, but in no case may the sender or receiver site exceed the permitted density or intensity. Each TDR shall require that a Declaration of Covenants, Conditions and Restrictions be placed on the sender site, restricting densities to the number of units remaining on the sender site after the transfer takes place. If no density remains, a Declaration of Covenants, Conditions and Restrictions shall be placed by the owner of the sender site on the property, restricting all further development rights; and
7. The following restrictions on residential transfers shall apply:
  - a. Hotel and motel unit TDRs shall be transferable only to hotel and motel units;
  - b. Market rate TDRs shall be transferable only to market rate units or affordable units;
  - c. Affordable TDRs, including mobile homes from approved mobile home parks, shall be transferable only as an affordable unit, in accordance with affordability standards to be adopted through the Land Development Regulations.

For all non-residential TDR's, the off-site transfer of legally existing nonresidential floor area shall be subject to the following transfer conditions:

1. All properties designated either Mixed Use (MU) and zoned for non-residential uses or Industrial (I) shall be eligible as sender and receiver sites for transfers of non-residential floor area;
2. As a condition of the transfer, eligible receiver sites shall demonstrate compliance with all applicable criteria set forth in the Land Development Regulations; and
3. A Declaration of Covenants, Conditions and Restrictions shall be placed on the sender site, indicating the recorded amount of non-residential floor area remaining following the transfer and a Grant of Conservation Easement Agreement (GOCEA) shall be placed by the owner of the sender site, prohibiting any future development on all hammock areas of the property.

**Policy 1-3.1.4: Recognize Vested Rights.** The Village shall recognize vested rights by establishing an administrative procedure by which it can be determined whether a property owner has vested rights to complete development otherwise not permitted under the Comprehensive Plan. Vested rights may be found when the property owner demonstrates that a governmental act of approval was obtained from the Village, upon which the property owner has detrimentally relied, in good faith, by making substantial expenditures, and it would be highly inequitable to deny the property owner the right to complete the development as approved.

**Policy 1-3.1.5: Consider Administrative Relief or Acquisition.** Applicants who have met all requirements of the Comprehensive Plan with regards to the Building Permit Allocation System, but are otherwise denied a permit, shall be eligible to request consideration of administrative relief for the parcel, upon four years elapsing from the date of acceptance of the application by the Village.

However, the granting of administrative relief in the form of the issuance of a building permit shall be prohibited for lands within the Florida Forever targeted acquisition areas unless, after 60 days from the receipt of a complete application for administrative relief, it has been determined that the parcel cannot be purchased for conservation purposes by any county, state or federal agency or any private entity. The Village shall routinely notify the Department of Environmental Protection of upcoming administrative relief requests at least 6 months prior to the deadline for administrative relief.

**Policy 1-3.1.6: Carrying Capacity.** Within one year of the acceptance date by the Governor of the Florida Keys Carrying Capacity Study, Islamorada, Village of Islands shall evaluate the findings and recommendations of the Study and where appropriate and based on a finding that the recommendations are consistent and further the goals and objectives of the Comprehensive Plan, shall amend the Comprehensive Plan.

**GOAL 1-4: IMPLEMENT LAND USE GOALS AND OBJECTIVES.** Islamorada, Village of Islands shall continue to monitor and evaluate development and resource conservation within the Village pursuant to goals and objectives of the Comprehensive Plan Future Land Use Element and carry out an effective implementation program as herein established.

**OBJECTIVE 1-4.1: CONCURRENCY MANAGEMENT.** Pursuant to Chapter 163, F.S., and Rule 9J-5, F.A.C., the Village shall issue no development order or permit for development unless the applicant provides narrative and graphic information demonstrating to the satisfaction of the Village that public facilities required by the subject development shall be in place concurrent with the impacts of development. Furthermore, the applicant shall assure that the facilities operate at or above adopted level of service (LOS) standards. The applicant's narrative and graphic information shall also demonstrate

that the subject development shall not reduce the levels of service for public facilities serving the development below adopted LOS standards.

**Policy 1-4.1.1: Ensure Existing Concurrency Management System is Consistent with SFWMD's Lower East Coast Water Supply Plan.** Islamorada, Village of Islands shall ensure that the existing concurrency management system is consistent with the South Florida Water Management District *Lower East Coast Water Supply Plan* and the Florida Keys Aqueduct Authority's *20-Year Water Supply System Capital Improvement Master Plan*.

**OBJECTIVE 1-4.2: MANAGE AND COORDINATE FUTURE LAND USE DECISIONS.** Islamorada, Village of Islands shall continue to implement Land Development Regulations to enact the goals, objectives and policies contained within this Comprehensive Plan, which shall ensure that land development activities, resource conservation and infrastructure issues are managed in a manner that includes timely coordination with County, regional and State agencies having jurisdictional authority. The Future Land Use Map and Building Permit Allocation System shall guide the protection of natural resources and conservation of infrastructure levels of service within the Village. Land use approvals shall also be predicated on the availability of infrastructure and services required to support land use activities.

**Policy 1-4.2.1: Implement Comprehensive Plan through Land Development Regulations.** Land Development Regulations shall contain at a minimum, the following:

1. Procedures for site plan review including criteria for considering minor and major conditional uses;
2. Administrative procedures by which to manage key programs to implement the goals, objectives and policies of this Comprehensive Plan;
3. Details regarding the application and award process for the Non-Residential Building Permit Allocation System;
4. A program including criteria and procedures for the consideration of all residential and non-residential Transferable Development Rights, plus development of mechanisms for tracking and coordinating recordation of TDRs with relevant agencies;
5. Criteria and procedures for considering beneficial uses and vested rights;
6. Zoning District Maps, as well as permitted uses, bulk regulations and site plan requirements for each Zoning District;
7. Regulations for the outdoor storage and use of property;
8. Landscape standards;
9. Off-street parking, loading and driveway standards;
10. Signage regulations;
11. Special use regulations including adult uses, home occupations, wireless communications facilities, excursion boats, vacation rentals, group homes, liveaboard vessels, outdoor uses, seaplanes and helistop landing areas;
12. Environmental regulations including docks and shoreline uses, turtle nesting protection, creation of a habitat analysis, stormwater management, wastewater, floodplain management, and historical and archaeological sites; and
13. Procedures for the consideration of proposed changes to the Future Land Use Map or text of the Comprehensive Plan.

**Policy 1-4.2.2: Continue Regulatory Enforcement Activities.** Regulatory enforcement activities shall be continued through the Planning and Development Services Department.

**Policy 1-4.2.3: Coordinate Public and Private Sector Partnerships.** Islamorada, Village of Islands shall coordinate redevelopment issues with the private sector and public agencies.

**OBJECTIVE 1-4.3: COASTAL AREA POPULATION DENSITIES AND HURRICANE EVACUATION PLANS.** Islamorada, Village of Islands shall enforce Land Development Regulations which ensure that future land uses shall be compatible with the Future Land Use Element and the character of the Village. The Land Development Regulations shall include administrative procedures which ensure that Village land use decisions impacting population density within the coastal high hazard area are coordinated with the Monroe County Hurricane Evacuation Plan and applicable regional or State hurricane evacuation plans.

**Policy 1-4.3.1: Manage Future Land Use.** The Future Land Use Element shall prevent development of land uses that do not conform to the Village's character. Regulatory techniques such as conservation easements and protection of historically and archaeologically significant sites shall be integrated into the Land Development Regulations.

**Policy 1-4.3.2: Manage Nearshore Waters.** Islamorada, Village of Islands shall manage nearshore waters through the enforcement of speed limits, no wake zones, and no motor zones, as well as prohibit boat launching from various rights-of-way that are not designated as public boat ramps and restricting random water access points. Islamorada, Village of Islands shall maintain regulatory techniques that address management and enforcement of land uses and activities in the nearshore waters, so as to be consistent with the Comprehensive Plan and further the protection of the resource.

**OBJECTIVE 1-4.4: PROTECT ARCHAEOLOGICAL AND HISTORIC RESOURCES.** Land Development Regulations shall prevent damage to archaeologically and historically significant resources of State and local significance. In addition, the Land Development Regulations shall require the preservation of locally significant historic resources as identified by the Village.

**Policy 1-4.4.1: Protect Archaeological and Historic Sites.** Islamorada, Village of Islands shall coordinate with the State and Federal government to develop programs for identifying, preserving and enhancing sites of historical and archaeological significance.

**Policy 1-4.4.2: Prevent Adverse Impact of Development on Historic or Archaeological Sites.** Development activities shall include precautions necessary to prevent adverse impacts to historic or archaeological sites of significance that may be caused by: 1) destruction or alteration of all or part of such site; 2) isolation from or significant alteration to its surrounding environment; 3) introduction of visible, audible or atmospheric elements that are out of character with the property or significantly alter its setting; 4) transfer or sale of a site of significance without adequate conditions or restrictions regarding preservation, maintenance, or use; and 5) other forms of neglect resulting in its deterioration.

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

**Policy 1-4.5.1: Manage Environmentally Sensitive Lands.** Policies in the Conservation Element for managing environmentally sensitive natural systems, including but not limited to water resources, wetlands, upland hammocks, transitional areas, wildlife corridors, sea grasses, the coral reef, other living marine resources and other environmentally sensitive resources, shall be carried out through the Comprehensive Plan and Land Development Regulations. These regulations shall also provide for wetland preservation, wetland mitigation, dedication of conservation easements for preserving open space and reservation of strategic points of shoreline for public access.

**Policy 1-4.5.2: Coordinate Natural Resource Management.** Islamorada, Village of Islands shall coordinate with the State, the South Florida Water Management District, the South Florida Regional Planning Council, Monroe County, State agencies and other agencies concerned with managing natural resources. Such intergovernmental coordinating activities shall be directed toward protecting and enhancing the values and functions of natural systems.

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

**Policy 1-4.5.4: Manage Stormwater Run-off.** The developer/owner of any site shall be responsible for managing on-site run-off. All new development and redevelopment shall comply with adopted level of service standards for surface water management.

**Policy 1-4.5.5: Conserve Water Including Potable Water Supply.** The water supply including the potable water supply shall be conserved by enforcing water standards as delineated in the Land Development Regulations and coordinating with the South Florida Water Management District and FKAA to implement any water restriction mandates issued.

**Policy 1-4.5.6: Promote Greenhouse Gas Emission Reduction.** Islamorada, Village of Islands, shall continue to limit growth, ensure a compact pattern of development that directs future growth to established areas of existing residential and commercial use reducing the need for vehicular travel, promote pedestrian and bicycle traffic strategies contained in the adopted Transportation Demand Management program and provide more locations for bus stops to enhance public transits.

**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.

**Policy 1-4.6.1: Provide for Timing of Infrastructure Concurrent with Development Impacts.** Development orders and permits for all future development shall be timed and staged to ensure that requisite infrastructure and services are available to development concurrent with the impacts of the development.

**Policy 1-4.6.2: Design Public Facilities and Utilities to Minimize Impacts on Natural Systems.** Public facilities and utilities shall be located and designed to avoid adverse impacts on natural systems. Where avoidance is not possible and alternative locations or technologies are not available, adverse impacts shall be minimized and mitigated.

**Policy 1-4.6.3: Provide for Developments Not Served by Public Water and/or Wastewater Systems.** All developments in areas not serviced by public water and/or wastewater systems shall be governed by applicable State laws and administrative regulations. Where conflict may exist in applying such laws and regulations, the more restrictive shall prevail.

**Policy 1-4.6.4: Accommodate Requisite Infrastructure.** During the site plan review and permitting processes, the Village shall ensure that future developments allocate sufficient land area for infrastructure required to support proposed development.

**OBJECTIVE 1-4.7: APPLICATION OF INNOVATIVE LAND AND WATER RESOURCE MANAGEMENT AND ENERGY CONSERVATION CONCEPTS.** Islamorada, Village of Islands shall maintain Land Development Regulations which apply innovative concepts for managing land, water and energy resources and which are responsive to unique development and conservation issues in the Village.

**Policy 1-4.7.1: Implement Innovative Techniques in the Land Development Regulations.** Land Development Regulations shall continue to implement land and water resource management techniques which have been demonstrated to be successful and cost effective for resolving development and conservation issues such as surface water management, soil erosion and sedimentation control, land clearing and excessive tree removal, loss of mature plants and wildlife habitat and conservation of water supply.

*[Policy 1-4.7.2 moved to Policy 6-1.13.5 pursuant to Ordinance No. 10-11.]*

*[Policy 1-4.7.3 moved to Policy 2-1.5.5 pursuant to Ordinance No. 10-11.]*

*[Policy 1-4.7.4 moved to Policy 6-1.13.5 pursuant to Ordinance No. 10-11.]*

*[Policy 1-4.7.5 moved to Policy 3-1.7.6 pursuant to Ordinance No. 10-11.]*

**OBJECTIVE 1-4.8: INTERGOVERNMENTAL COORDINATION** Land Development Regulations shall incorporate administrative procedures to ensure the efficient coordination of land and water management issues with all public entities having jurisdictional authority.

**Policy 1-4.8.1: Implement Intergovernmental Coordination.** Islamorada, Village of Islands shall require that development applications be coordinated, as appropriate, with Monroe County, the Monroe County School Board, other special districts, the South Florida Regional Planning Council (SFRPC), the South Florida Water Management District, as well as applicable State and Federal agencies prior to issuance of a development order or permit. The Village shall coordinate with the SFRPC in meeting regional policies contained in the Regional Plan for South Florida. The Village shall establish a multi-agency review during the site plan review process for all large scale developments. The powers of the multi-agency review team shall be advisory to the Village Council.

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

Working Waterfronts are a parcel or parcels of real property that provide access for water-dependent commercial activities, including hotels and motels as defined in the Village code, or provide access for the public to the navigable waters of the state. Working Waterfronts require direct access to or a location on, over, or adjacent to a navigable body of water. The term includes water-dependent facilities that are open to the public and offer public access by vessels to the waters of the state that are support facilities for recreational, commercial, research, or governmental vessels. These facilities may include utility

pilings, fences, docks, lifts, davits, boat ramps, boat slips, seawalls, riprap, bulkheads, elevated walkways, fish cleaning stations and outside dining areas, wet and dry marinas, boat hauling and repair facilities, commercial fishing facilities, boat construction facilities, docking facilities and other support structures over the water.

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

**Policy 1-4.9.2: Implement Working Waterfronts Land Development Regulations.** Islamorada, Village of Islands shall encourage the maintenance of community character, culture and traditional uses on the waterfront. To accomplish this, the Village shall within one year adopt land development regulations to:

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

**Policy 1-4.9.3: Outline Working Waterfront Strategies.** The strategy to protect commercial and recreational working waterfronts shall include the following actions:

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



**Policy 1-4.9.4: Ensure Public Access to the Waterfront.** The Village shall not vacate, diminish, or otherwise impair publicly-owned pathways, sidewalks, roads, ends of roads, parking areas, docks or boat launching facilities, and other access points currently used, or susceptible to use, by the public to access the shorelines, consistent with Comprehensive Plan Objective 5-1.12, unless there is documented evidence that physical public access is destabilizing unaltered shorelines. Furthermore, the Village shall not abandon any right-of-way, improved or unimproved, which terminates on a body of water. Notwithstanding the foregoing, rights-of-way may be vacated where there is documented evidence that physical public access is destabilizing unaltered shorelines.

**OBJECTIVE 1-4.10: PROVIDE CONTINUING LAND USE PROGRAMS.** Islamorada, Village of Islands shall implement land use goals and objectives by carrying out a continuing program of land use activities as described below:

**Policy 1-4.10.1: Maintain a Land Use Information System.** Islamorada, Village of Islands shall maintain and periodically update the Village's land use information system, drawing on the resources of the Monroe County Property Appraiser, and outcomes of the Florida Keys Carrying Capacity Study. The land use information system shall include a geographic information system (GIS), Village Planning Department field data, building permit files, engineering base maps and all other relevant land use data files.

**Policy 1-4.10.2: Fiscal Management.** Islamorada, Village of Islands shall continue to implement the fiscal management policies of the Capital Improvement Program and Budget.

**Policy 1-4.10.3: Administer Land Use Controls.** Islamorada, Village of Islands shall continue to administer adopted land use controls, including the zoning ordinance, subdivision regulations, building regulations, housing regulations, water and sewer regulations, traffic regulations, and regulations governing streets and sidewalks.

**Policy 1-4.10.4: Provide Public Assistance.** Islamorada, Village of Islands shall continue to provide land use information and assistance to the public.

**Policy 1-4.10.5: Provide Intergovernmental Coordination.** Islamorada, Village of Islands shall continue to coordinate land development issues, where applicable, with other public agencies at all levels of government, pursuant to the Intergovernmental Coordination Element of this Plan.

**Policy 1-4.10.6: Manage Current Developmental Impacts.** Islamorada, Village of Islands shall continue to evaluate and manage impacts of proposed development pursuant to existing ordinances including, but not limited to, public facilities, natural environment, and impact on stable residential neighborhoods.

**Policy 1-4.10.7: Undertake Special Land Use Studies.** In order to maintain land use policies responsive to changing conditions, problems and issues, Islamorada, Village of Islands shall undertake special studies as needed to develop specific local strategies for resolving unanticipated land use problems and issues.

**OBJECTIVE 1-4.11: CONTINUE EVALUATING FUTURE LAND USE ELEMENT EFFECTIVENESS.** Islamorada, Village of Islands shall use the following policies as criteria for evaluating the effectiveness of the Future Land Use Element.

**Policy 1-4.11.1: Review the Impact of Change Indicators on Land Use Policy.** Trends in the magnitude, distribution and characteristics of population and land use shall serve as indicators of possible changes in land use needs. The policy implications of major trends in land use characteristics shall be evaluated on a continuing basis. Land use policy shall be refined as needed in order to remain responsive to evolving problems and issues.

**Policy 1-4.11.2: Schedule, Budget and Implement Programmed Activities.** The timely scheduling, programming, budgeting and implementation of programmed land use activities identified in this Element shall be evidence of the Village's effectiveness in carrying out a systematic program for implementing adopted land use goals, objectives and policies.

**Policy 1-4.11.3: Coordinate with Public and Private Sectors.** While continually implementing and evaluating the Land Use Element, Islamorada, Village of Islands shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in land use policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving land use problems and issues.

**Policy 1-4.11.4: Achieve Effective Resolution of Land Use Goals, Objectives and Policies.** The effectiveness of the Future Land Use Element shall be measured by the Village's success in achieving land use goals, objectives and policies. The Future Land Use Element incorporates a systematic planning process for identifying land use problems and issues and implementing corrective actions.

**CHAPTER 2: TRANSPORTATION ELEMENT**

(References Chapter 163, Part II, F. S.)

**2.1 TRANSPORTATION GOALS, OBJECTIVES AND IMPLEMENTING POLICIES.** This section specifies goals, objectives and implementing policies for the Transportation Element pursuant to the requirements of Chapter 163, Part II, F. S.

**GOAL 2-1: ENSURE PROVISION OF AN INTEGRATED MULTI-MODAL TRANSPORTATION SYSTEM.** Islamorada, Village of Islands shall develop and maintain an integrated multi-modal transportation system in the Village, which promotes mobility and accessibility and moves people and goods in a manner consistent with the local land use and environmental protection goals of the Village. The system shall be coordinated with proposed residential and commercial infill, redevelopment and revitalization efforts and stress multi-modal mobility and transportation choice for Village residents.

**OBJECTIVE 2-1.1: INTEGRATE MOTORIZED AND NON-MOTORIZED SYSTEMS.** The Village shall develop an integrated multi-modal transportation system that emphasizes safe and convenient movement of pedestrians and bicyclists, and other non-motorized and motorized vehicles within the Village, by using effective transportation management practices.

**Policy 2-1.1.1: Future Transportation Map Series.** The Existing Transportation Map Series (1999), unless otherwise noted, shall be adopted as the Future Transportation Map Series. This map series may be amended as a result of studies required by the goals, objectives and policies of this Element.

**Map 1-11: Major Thoroughfares by Functional Classification and Number of Lanes** identifies the existing and future roadway network, including arterial and collector streets, their functional classification, and the number of lanes within each facility.

**Map 1-12: Major Trip Generators and Attractors** identifies the sites of major trip generators/attractors in the Village.

**Map 1-13: Pedestrian/Bike Ways** illustrates existing major bicycle and pedestrian ways.

**Map 1-14: Hurricane Evacuation Route** identifies U.S. 1 as the primary hurricane evacuation route throughout the Village.

**Map 2-4: Levels of Service on U.S. 1 (2020)** illustrates the 2020 projected levels of service for U.S. 1.

**OBJECTIVE 2-1.2: ESTABLISH LEVEL OF SERVICE (LOS) STANDARDS FOR TRANSPORTATION FACILITIES.** Islamorada, Village of Islands shall establish daily level of service standards for highway and roadway facilities, and shall coordinate with other government agencies to ensure that these standards are maintained.

**Policy 2-1.2.1: Adopt Level of Service (LOS) Standards Pursuant to the U.S. 1 Level of Service Task Force.** Islamorada, Village of Islands hereby adopts the following level of service (LOS) standards for roadways, pursuant to the methodology developed by the U.S. 1 Level of Service Task Force for analyzing LOS in Monroe County:

1. The level of service on U.S. 1 shall be maintained within 5% of LOS C as measured on an overall countywide basis not dependent on any single road segment, using the measured median travel speed from the annual report of public facilities capacity

2. For all other roadways for which the Village is responsible, the Village hereby adopts a minimum LOS standard of D as measured by peak hour traffic volumes at all intersections, including but not limited to all intersections with U.S. 1.

*[Policy 2-1.2.2 deleted pursuant to Ordinance No. 09-23]*

**Policy 2-1.2.3: Coordinate Sharing of FDOT Funded Countywide Annual LOS Assessment with Monroe County.** Islamorada, Village of Islands shall continue to request that two copies of the U.S. 1 Arterial Travel Time and Delay Study, funded by the Department of Transportation for the Florida Keys, be forwarded to the Islamorada Planning and Development Services Department annually, within one month of its receipt by the Growth Management Division.

**Policy 2-1.2.4: Prevent Development Resulting in Additional Trips on Deficient U.S. 1 Without Mitigation.** The Village shall deny development permits for development that would result in additional trips on U.S. 1 upon exhausting the 5% below LOS C allowance authorized by the U.S. 1 Task Force Methodology as measured on an overall countywide basis not dependent on any single U.S. 1 segment, unless the impacts of the proposed development can be mitigated for its proportionate share of required transportation concurrency improvements pursuant to Section 163.3180 F.S.

**Policy 2-1.2.5: Consider Reducing Speed Limits on Deficient Highway Segments.** Upon receipt of the annual U.S. 1 Arterial Travel Time and Delay study, and upon a finding that a U.S. 1 highway segment within Islamorada has dropped below 5% of LOS C for any three consecutive years after December 31, 1997, the Village Council may consider, in consultation with affected citizens, reducing the maximum speed limits established for said deficient highway segments within the Village. Any such proposed changes shall first be analyzed by a consulting engineer to predict the impact on LOS and shall be coordinated with the Florida Department of Transportation, and brought to the attention of the U.S. 1 Level of Service Task Group, and other Keys jurisdictions prior to any decision.

**Policy 2-1.2.6: Request That FDOT Designate U.S. 1 a Constrained Roadway.** Islamorada, Village of Islands requests that the Florida Department of Transportation designate U.S. 1 from Mile Marker 72.658 to MM 90.939, within Islamorada, a constrained roadway facility, to not add any additional lanes in recognition of physical, environmental and policy constraints, including but not limited to: limited width of right-of-way through the 'heart of Islamorada' where provision of existing required parking for many of the businesses necessitates encroachment into the existing highway right-of-way; decrease in commercial property values resulting from parking removal and proximity of high speed, high volume traffic to businesses; potential displacement of commercial properties in the Village Activity Centers of Upper Matecumbe and Plantation Key; the negative impacts that widening would place upon many State or Federally listed endangered and threatened species, and local species of special concern adjacent to existing right-of-way throughout the Village, including Sea Oats Beach on Lower Matecumbe and upland hammocks on Plantation Key; increased run-off from greater pervious surface area and its undesirable impact on water quality; temperature increases as a result of increased pavement and a reduction in vegetated cover; the presence of historical structures and sites in close proximity of highway right-of-way; the effects of highway widening on the health, safety and welfare of bicyclists and pedestrians created by proximity and increased volumes and speed of traffic; adverse traffic impacts including noise and fumes to adjacent residential subdivisions, residential estates and commercial establishments created by additional through lanes and increased traffic volumes; increased potential for vehicle/pedestrian/cyclist collisions due to increased traffic volumes and speed; increased difficulties executing safe left

hand turns due to increased traffic volumes and speed; unsafe highway crossing conditions created for all pedestrians, particularly children and seniors due to increased traffic volumes and speeds; contradiction with the Village's policies to limit growth to preserve the Village's natural assets; contradiction with the values of the Village citizenry and Council as expressed in the Village Vision and Mission Statement, which recognize and protect the high quality of life in the Village; impact on the 'sense of place' and unique character created by small scale of the Village's 'Main Street'; growth management implications of highway widening on the carrying capacity of the Florida Keys; and the Village's intent to remain consistent with policies herein to designate U.S. 1 a State Scenic Highway and a Federal All American Roadway.

Notwithstanding the Village's resolve to avoid widening US1 as expressed herein and in Policies 2-1.6.4, 2-1.6.5 and 2-1.9.1, the Village shall not seek a constrained designation until it has exhausted all other alternatives to road widening that adequately reduce clearance time below 24 hours.

**Policy 2-1.2.7: Request that FDOT Use Community Impact Assessment and Full Cost Accounting Cost/Benefit Analysis during the Early Stages of Planning for any Capital Improvements.** Islamorada, Village of Islands recognizes that the Florida Department of Transportation is obligated to assess community values at early stages of project examination where Federal funding is involved. Therefore, the Village shall coordinate with FDOT to ensure that a comprehensive assessment of impacted community facilities and values is conducted in the early stages of planning for all proposed highway projects within the Village in order to meet National Environmental Policy Act (NEPA) policy, as described by FDOT's manual, Community Impact Assessment: A Handbook for Transportation Professionals, prepared by Jeff Kramer and Kristine M. Williams for FDOT. Citizen consultation and workshops with the Village Council shall also be requested to supplement factual information and review evolving drafts of any documents. Additionally, the Village shall coordinate with FDOT to ensure that a full cost accounting cost/benefit analysis is conducted, which defines the full range of costs and impacts of the proposed project to Village residents, environment and economy, and the full range of benefits anticipated to be accrued by Village residents, the environment and economy, as discussed in Policy 2-1.2.6 of this Element. The Village shall request that such documents be utilized by FDOT, in consultation with the Village Council, as a basis for decision-making regarding the feasibility of proceeding to preliminary engineering.

**Policy 2-1.2.8: Address Long Term Strategies to Reduce Clearance Time.** The Village shall address long term strategies to reduce clearance time and coordinate permit allocations by implementing the following program in coordination with FDOT, FDCA and other local governments in the Keys:

1. Cooperate with the Department of Community Affairs, the Department of Transportation and affected local governments and the Tourist Development Council to achieve consensus on long term strategies to further reduce clearance time and accommodate proposed allocations Keys-wide through the Year 2020 and revise any short term interagency/interlocal agreements to provide a schedule for implementing strategies, specify responsibilities for implementing the strategy, including shared funding, and determine the share of allocation available for each jurisdiction based on the ability to maintain clearance time at or below 24 hours. In any Keys-wide reduction in allocation, the Village asserts that the Administrative Commission should and will request it to consider and prorate any voluntary reduction in allocation adopted by the Village; and
2. Amend data and analysis and plan to incorporate strategy; revise capital improvements schedule to incorporate necessary transportation projects adopted for Islamorada; and

amend permit allocation system based on adopted strategy and ability to maintain clearance time at or below 24 hours.

**Policy 2-1.2.9: 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.

1. 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.
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 Village shall be initiated.
3. 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 2-1.2.10: 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.

**OBJECTIVE 2-1.3: COORDINATE EXISTING AND PROPOSED LAND USES WITH THE TRANSPORTATION SYSTEM.** Islamorada, Village of Islands shall coordinate the transportation system with the Future Land Use Map Series and ensure that population densities, housing and employment patterns, land uses and all other short and long term development plans are consistent with the transportation modes and services proposed. Through implementation of Transportation System Management (TSM), parking management, corridor enhancement, and Transportation Demand Management (TDM) strategies the Village shall regain corridor functionality and sense of place. Coordination shall be achieved by enacting the following strategies:

**Policy 2-1.3.1: Ensure Transportation Consistency with Other Florida Keys Jurisdictions.** Islamorada, Village of Islands shall implement a Transportation Element that is internally consistent with other elements of the Comprehensive Plan and which considers the applicable provisions of the Comprehensive Plans of Monroe County and its incorporated jurisdictions.

**Policy 2-1.3.2: Use Future Land Use Map (FLUM) to Guide Transportation Planning.** The adopted FLUM shall be used to guide the planning of future transportation facilities,

ensuring coordination between transportation planning and future development patterns. The Land Development Regulations shall ensure that site plans for future infill development and redevelopment are reviewed for the incremental impacts of projected vehicle trip generation on existing and planned roadway capacity, as measured by adopted LOS standards. Pursuant to Objective 9-1.2 the Village has established a concurrency management program to ensure that no development is approved unless such development is found to be consistent with the adopted LOS standards.

**Policy 2-1.3.3: Implement Transportation System Management (TSM) Strategies.** Islamorada, Village of Islands, shall implement TSM strategies or implement other appropriate strategies to maintain daily levels of service, to achieve a 24 hour hurricane evacuation from the Florida Keys, and to create a safer pedestrian and cyclist environment.

TSM Strategies shall focus on measures that do not interfere with the physical design of U.S. 1, except as coordinated with FDOT and adjacent property owners. The Village shall also coordinate with FDOT to identify funding mechanisms to implement the preferred strategies. The adopted TSM strategy shall be implemented in accordance with an updated Florida Keys Hurricane Evacuation Model. Implementation of this policy may require funding which will exceed the reasonable budgetary constraints of the Village. The Village should not be expected to bear the sole burden of implementing this policy without substantial financial assistance and participation of other affected jurisdictions in their equitable share of the responsibility for the improvements and strategies to reduce hurricane evacuation times.

**Policy 2-1.3.4: Implement Transportation System Management (TSM) Strategies.** Land Development Regulations shall mandate review of all site plans and development proposals to ensure consistency with the TSM strategies adopted by the Village, pursuant to Policy 2-1.3.3. These implementing regulations shall be based upon an evaluation of land use access needs, pedestrian and bicycle access needs at major trip attractors and generators, and vehicle and pedestrian circulation within the Village.

**Policy 2-1.3.5: Preserve Frontage Roads for Local Trips.** Islamorada, Village of Islands shall preserve frontage roads within the Village to accommodate local trips, particularly pedestrian and cyclist trips, by enhancing the ability to circulate safely to and from specific trip generators, including safe access from rear yards, where appropriate.

**Policy 2-1.3.6: On and Off-Street Parking Strategies at Major Trip Attractors and Generators Along U.S. 1.** Land Development Regulations shall provide standards for the provision and efficient use of parking facilities, including mechanisms to coordinate multiple uses of existing and proposed motor-vehicle parking supply. Additionally, new non-residential development and redevelopment shall be required to install bicycle parking facilities according to criteria and design standards set forth in the amended Land Development Regulations.

*[Policy 2-1.3.7 deleted pursuant to Ordinance No. 09-23]*

**Policy 2-1.3.8: Regulate Snake Creek Drawbridge.** Islamorada, Village of Islands shall continue to urge the Florida Department of Transportation and the U.S. Coast Guard to limit the raising of the Snake Creek Drawbridge to once every hour on the hour, rather than on demand, to prevent disruption of the flow of traffic on U.S. 1, and reduce safety hazards that such disruption may cause.

**Policy 2-1.3.9: Implement Transportation Demand Management (TDM) Programs.** Islamorada, Village of Islands shall implement the adopted Transportation Demand

Management (TDM) programs, such as ridesharing, vanpools and telecommuting to modify local resident and visitor travel demand and reduce the number of trips made and per capita vehicle miles traveled within the community.

**Policy 2-1.3.10: Maintain Design Standards and Procedures.** As applicable studies are completed, Islamorada, Village of Islands shall maintain and revise Land Development Regulations, which specify design standards and procedures addressing, but not be limited to:

1. The interface of vehicles with sidewalks and/or bikeways;
2. Adequate storage and turning bays;
3. Provision of service roads and parking;
4. Spacing and design of median openings and curb cuts;
5. Driveway and parking lot access, spacing and landscaping;
6. Traffic operations;
7. Pedestrian friendly site design, particularly within the two business centers; and
8. Standards for emergency services access, including fire trucks.

These regulations shall be developed with affected property owners and coordinated through the building permit process.

**Policy 2-1.3.11: Facilitate Travel on Local Waterways.** Land Development Regulations shall require that developments impacting water-based transportation provide improvements that accommodate the safe movement of water-based vessels and shall specify that accommodations for temporary public docking (i.e., a few hours) are required for certain types of shoreline development frequented by the general public.

**Policy 2-1.3.12: Review Impacts of Commercial Development and Redevelopment on Marine Traffic.** Land Development Regulations shall require trip generation estimates and an assessment of marine traffic related impacts associated with commercial development or redevelopment activity fronting on canals or water bodies, where surrounding land uses are residential in character.

**Policy 2-1.3.13: Designate U.S. 1 a Local Scenic Roadway.** Islamorada, Village of Islands designates U.S. 1 as a local scenic roadway. To protect the environmentally sensitive areas, native vegetation and habitat along the U.S. 1 corridor, Land Development Regulations shall be maintained to address roadside landscaping requirements, stormwater management design standards, tree protection and land clearing best management practices, to enhance the scenic character of the corridor.

**Policy 2-1.3.14: Support Designation of U.S. 1 as a Scenic Highway by State and Federal Governments.** Islamorada, Village of Islands shall continue to support the designation of the U.S. 1 Highway Corridor as a Florida State Scenic Highway and support Federal designation as the only potential All American Roadway in the United States.

**Policy 2-1.3.15: Implement Strategies to Reduce Greenhouse Emissions from the Transportation Sector.** Islamorada, Village of Islands, shall support the following activities designed to reduce greenhouse emissions from the transportation sector:

1. Implement the recommendations of the adopted Transportation Demand Management Program regarding the construction of sidewalks at specified locations to promote bicycle and pedestrian travel rather than vehicular; and



2. Implement the recommendation of the adopted Transportation Demand Management Program regarding the construction of additional locations for the Miami-Dade Express bus stops and shelters to enhance the utilization of public transit.

**OBJECTIVE 2-1.4: SUPPORT THE PROVISION OF SUITABLE TRANSIT SERVICE.**

Islamorada, Village of Islands shall support the provision of suitable transit services to service a small, stable, local population and visitors, by implementing the following policies:

*[Policy 2-1.4.1 deleted pursuant to Ordinance No. 09-23]*

**Policy 2-1.4.2: Continue to Support Monroe County Paratransit Services for the Transportation Disadvantaged.** Islamorada, Village of Islands shall continue to support paratransit services provided to Village residents by Monroe County, or other paratransit services that benefit the transportation disadvantaged, provided that the Village is satisfied with the quality of service received. Alternatively, the Village may, at any time, choose to opt out of the Monroe County system should the Village elect to assume the mandate and responsibility for paratransit.

**OBJECTIVE 2-1.5: ESTABLISH A TRANSPORTATION SYSTEM THAT PROTECTS COMMUNITY AND NEIGHBORHOOD INTEGRITY WHILE ESTABLISHING A PEDESTRIAN FRIENDLY ENVIRONMENT.**

The Village transportation system shall protect community and neighborhood integrity in addition to providing a pedestrian friendly environment for local trips, while calming through traffic in residential neighborhoods and commercial areas. Islamorada, Village of Islands shall coordinate with State and County governments to ensure that the future nature of U.S. 1 is responsive to existing development as well as duly approved future land use plans of the Village and adjacent local governments.

**Policy 2-1.5.1: Facilitate Bicycle and Pedestrian Transportation.** Islamorada, Village of Islands shall provide land use and other strategies to promote the use of bicycles and pedestrian movement. The Land Development Regulations shall require that developments impacting bicycle and pedestrian movement provide improvements that safely accommodate the movement of bicycles and pedestrians within the site design and on adjacent right-of-way.

**Policy 2-1.5.2: Bicycle/Pedestrian Transportation Master Plan.** Islamorada, Village of Islands shall maintain a Bicycle/Pedestrian Transportation Master Plan that identifies a system of arterial, collector and local pathways linking residential neighborhoods with schools, commercial districts, and with parks and recreational areas. The Plan addresses on and off-road options including: the potential to close and utilize abandoned road rights-of-way; to acquire and develop lands to facilitate canal crossings in residential neighborhoods; and other means necessary to gain connectivity and circulation via a linked network.

The Bicycle/Pedestrian Master Plan also addresses pedestrian access and the crossing of U.S. 1 at designated locations. This includes assessing alternatives of pedestrian signalization, street striping, landscaped medians, signage, underpasses or overpasses at locations where high volume pedestrian crossings conflict with high volume vehicular traffic, and impede traffic flow. The Bicycle/Pedestrian Master Plan includes standards for the development and designation of such pathways including, but not limited to standards for surfacing and maintenance, stormwater drainage, signage and landscaping. Criteria, included in the Land Acquisition Selection System pursuant to Policy 1-3.1.3 of the Future Land Use Element of this Plan, established priorities for vacant land acquisitions.

**Policy 2-1.5.3: Ensure Continuity of the Overseas Heritage Trail Within Islamorada.**

Islamorada, Village of Islands shall continue to coordinate with Monroe County, State and Federal agencies to identify and alleviate discontinuities, and provide amenities and enhancements to the Overseas Heritage Trail within the Village, as part of the Bicycle/Pedestrian Master Plan.

**Policy 2-1.5.4: Encourage FDOT to Provide Bike Lanes.**

Islamorada, Village of Islands shall coordinate with FDOT to ensure that all road and bridge construction, reconstruction, widening or resurfacing of U.S. 1 includes appropriate bicycle facilities, developed according to State adopted construction standards.

**Policy 2-1.5.5: Promote Energy Efficiency in Plans Through Pedestrian and Bicycle Paths.**

In accordance with policies within the Recreation and Open Space and Transportation Elements of this Plan, Islamorada, Village of Islands shall use a systematic approach to promote development of a linked pedestrian and bicycle pathway network by the public and private sectors to improve energy-efficient transportation links between major activity areas such as residential neighborhoods, employment centers, shopping areas, parks and schools.

**OBJECTIVE 2-1.6: PROVIDE FOR A SAFE, CONVENIENT AND EFFICIENT MULTI-MODAL CIRCULATION SYSTEM THAT ACHIEVES VILLAGE QUALITY OF LIFE GOALS.**

Islamorada, Village of Islands shall provide for a safe, convenient and energy efficient multi-modal circulation system. Such system shall preserve environmentally sensitive areas, conserve energy and natural resources and promote community aesthetic values.

**Policy 2-1.6.1: Participate in the Identification of Improvements to Reduce Accidents in High Accident Locations.**

Islamorada, Village of Islands shall coordinate with the FDOT to monitor high accident frequency locations within the Village to identify design improvements to alleviate hazardous conditions.

**Policy 2-1.6.2: Increase Safety for Travel by all Modes within Islamorada.**

Islamorada, Village of Islands, in partnership with the Florida Department of Transportation, shall implement Land Development Regulations to increase safety on U.S. 1 within the Village, including but not limited to:

1. Maintenance of adequate sight clearance at intersections;
2. Development of standards to accommodate emergency vehicle access; and
3. Assurance of adequate clear zones for shoulder recovery.

**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.

**Policy 2-1.6.4: Coordinate with FDOT to Ensure Implementation of Effective Emergency Management Strategies.** Islamorada, Village of Islands, shall participate with the Florida Department of Transportation in all State led planning for hurricane events, to ensure that effective emergency management strategies that do not require widening of U.S. 1 are implemented. Also, provision of safe rooms in all new residential and non-residential structures shall be encouraged as a haven in the case of a Category 1 or 2 hurricane. Strategies acceptable to the Village shall assure that the Village's vision, needs and quality of life goals relating to U.S. 1 and future revitalization efforts are not compromised.

**Policy 2-1.6.5: Discourage Widening of U.S. 1 Through Islamorada.** Islamorada, Village of Islands shall not support the widening of U.S 1 within the Village, pursuant to Policy 2-1.2.6, as providing additional lanes will adversely affect the small town character promoted and guided by the Future Land Use Element, and be in conflict with the limited growth goals, objectives and policies of the Comprehensive Plan. The Village shall work with the local, State and Federal agencies to identify alternatives to road widening.

**Policy 2-1.6.6: Oppose Widening of the 18 Mile Stretch (MM 106 to MM 126).** Islamorada, Village of Islands shall oppose widening of the 18 Mile Stretch to ensure prevention of adverse impacts to the distinct character of the Village from: increased crime and traffic; additional development in the Village's fragile ecosystem which is inconsistent with the Comprehensive Plan and other policies of the Village; increased costs to Village's taxpayers needed to offset the negative impacts associated with additional development and traffic in and through the Village; and to prevent negative impacts to the high quality wetlands of the 18 Mile Stretch.

**OBJECTIVE 2-1.7: PROTECT RIGHTS-OF-WAY.** Islamorada, Village of Islands shall protect existing and future rights-of-way from building encroachment through the implementation of the following policy.

**Policy 2-1.7.1: Continue to Prohibit Encroachments Into FDOT Right-of-Way.** Building setbacks shall be specified along U.S. 1 and the Village's frontage road rights-of-way in order to preserve existing and future rights-of-way for multi-modal transportation and utilities. The Village's long range planning activities shall continue to identify possible needs for additional future rights-of-way based on ongoing analysis of land use and traffic circulation issues, and pedestrian, cyclist and public transit needs, and through coordination with the FDOT to identify surplus right-of-way for use in reconfiguring non-conforming parking, access and provide a safe bicycle and pedestrian pathway through the Upper Matecumbe Key Village Activity Center. Development of Land Development Regulations permitting parking areas associated with Working Waterfront properties adjacent to those portions of US-1 which have been historically used for parking since September 15, 1986, may be considered, upon coordination with and after approval by FDOT.

**OBJECTIVE 2-1.8: PROGRAM AND BUDGET TRANSPORTATION IMPROVEMENTS.** Annually, after the effective date of the Comprehensive Plan, Islamorada, Village of Islands shall ensure programming of adequate funding for existing and future multi-modal transportation needs.

**Policy 2-1.8.1: Program Multi-modal Transportation Improvements through a Transportation Improvement Program (TIP), Capital Improvement Program (CIP) and FDOT's Annual Work Program.** Starting in FY 2001/02 Islamorada, Village of Islands shall develop 1 Year and 5 Year Transportation Improvement Programs to guide the Village towards reaching its future transportation and land use vision, where it is found by the Village that studies are warranted, and projects are appropriate. Annually, these programmed improvements

shall be incorporated in the Village's Capital Improvement Program, and coordinated with FDOT's Annual Work Program, as necessary to ensure that adequate funding is available.

**Policy 2-1.8.2: Maintain Existing Roadways.** Islamorada, Village of Islands shall continue to maintain those paved roadways and rights-of-way for which jurisdiction and responsibility was conveyed to the Village by the Monroe County Board of County Commissioners by Statutory Deed, executed May 12, 1999.

**OBJECTIVE 2-1.9: COORDINATE PLANNING AND IMPLEMENTATION WITH LOCAL, STATE AND FEDERAL GOVERNMENTS.** Islamorada, Village of Islands shall continue to coordinate the multi-modal transportation system services and facilities with local, State and Federal governments.

**Policy 2-1.9.1: Continue to Coordinate with FDOT.** Islamorada, Village of Islands shall continue to hold an annual workshop with the Florida Department of Transportation to discuss the FDOT Work Program, issues related to the Village's policy to maintain U.S. 1 as a two lane street, and other issues of mutual concern, and to establish strategies, agreements and other mechanisms that demonstrate the area-wide coordination necessary to fully develop and implement the plans, strategies, programs and other provisions of this Transportation Element.

**Policy 2-1.9.2: Coordinate Implementation of Transportation Improvements with Monroe County and Other Keys Jurisdictions. (Reference Policy 8-1.2.1 Coordinate Development and Growth Management Issues)** Islamorada, Village of Islands shall pursue resolution of development and growth management issues with impacts transcending the Village's political jurisdiction, through the continued participation on Intergovernmental Task Forces. Issues relating to transportation to be pursued through these forums shall include, but not be limited to: issues of joint concern relating to growth management and development impacts including alternative strategies to road widening; strategies for managing LOS impacts of new development and tourism on U.S. 1 within the Village and unincorporated areas; level of service (LOS) standards for infrastructure system impacting the Village and adjacent areas; maintaining the role of U.S. 1 as 'Main Street' Islamorada, including review of developments outside the Village limits that impact the level of service on U.S. 1 in Islamorada; and coordination of hurricane evacuation plans, shelter space allocations and post disaster recovery management plans with Monroe County.

**Policy 2-1.9.3: Continue to Participate in the Florida Keys Carrying Capacity Study.** Acknowledging that policies leading to traffic growth in one political jurisdiction create incremental impacts in all upstream and downstream jurisdictions, the Village shall support an intergovernmental effort to measure and analyze the LOS impacts on roadways associated with commercial, residential and tourist-oriented growth management policies, in all of Monroe County jurisdictions, as part of the Carrying Capacity Model Study. The Village shall continue to support the technical undertakings of this study, and the establishment of carrying capacity limitations for the Florida Keys.

**Policy 2-1.9.4: Coordinate Joint Referrals of Development Projects.** In order to ensure maintenance of adopted LOS standards, the Village shall require inter-jurisdictional referrals of all traffic impact studies for development permit applications that may impact transportation levels of service, and that generate more than a de minimis impact on the LOS on U.S. 1 outside of Islamorada. Based upon the LOS impacts estimated for a new development, the Village shall submit the development application, associated site plans and traffic impact studies to all affected Monroe County jurisdictions for review and comments.

Prior to adoption of Land Development Regulations, the Village shall seek the agreement of other jurisdictions, to execute interlocal agreements containing reciprocal arrangements for referrals of all development plans and policies relating to growth that may result in impacts to U.S. 1 LOS within the Village, including incremental impacts.

**Policy 2-1.9.5: Facilitate Public Involvement.** All citizens and property owners within Islamorada, Village of Islands shall be encouraged to participate in all multi-modal transportation planning activities of the Village.

**Policy 2-1.9.6: Develop Indicators to Monitor Transportation Policy Effectiveness.** Islamorada, Village of Islands shall develop a set of indicators by which the achievement of mobility goals shall be assessed on a bi-annual basis.



**CHAPTER 3: HOUSING ELEMENT**(Reference §9J-5.010(3), F.A.C.)

**§3-1: HOUSING GOALS, OBJECTIVES AND IMPLEMENTING POLICIES.** This section specifies goals, objectives, and implementing policies for the Housing Element pursuant to Chapter 163.3177(6)(f), F.S., and Rule 9J-5.010(3)(a-c), F.A.C.

**GOAL 3-1: FACILITATE PROVISION OF QUALITY HOUSING.** Islamorada, Village of Islands shall facilitate private sector provision of an adequate supply of quality housing that is responsive to the diverse housing needs of current and future residents.

**OBJECTIVE 3-1.1: PROVIDE ADEQUATE AFFORDABLE HOUSING TO MEET CURRENT AND FUTURE NEEDS.** 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 3-1.1.1: Protect Existing Affordable Housing Supply.** Islamorada, Village of Islands shall require Land Development Regulations that establish criteria for identifying existing affordable housing units, along with an incentive program encouraging registration and protection of these units as part of the Village's affordable housing supply.

**Policy 3-1.1.2: Dedicate Sufficient Residential Dwelling Unit Allocations to Affordable Housing.** Islamorada, Village of Islands shall dedicate a percentage of the Village's total residential dwelling unit allocations towards affordable housing each year. At the end of each year, any unused affordable housing awards shall be re-evaluated to determine if the units should be made available during the following year. Annually, the Local Planning Agency and Village Council shall assess the demand for and supply of affordable housing awards, and may adjust the percentage of units dedicated to affordable housing.

**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.

**Policy 3-1.1.4: Recognize the Deficiency of Workforce Housing Within the Village.** Islamorada has conducted a comprehensive report on Workforce Housing needs, authored by Freilich, Leitner and Carlisle entitled "Workforce Housing Study" (June 23, 2004). 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. Islamorada shall continue to monitor changes to workforce housing needs and the availability of new data which might serve to better refine these figures and analyze such data as it becomes available.

**Policy 3-1.1.5: Recognize and Support the Use of Financial Assistance Programs by Private Interests.** Islamorada, Village of Islands recognizes the use of Federal, State and County housing financial support programs by private interests as a means of providing housing opportunities for very low, low and moderate income persons and families, where appropriate. As part of the re-evaluation of affordable housing needs, the Village shall identify inconsistencies between Village policy and procedures, and those of agencies that provide financial assistance for affordable housing applicants.

**Policy 3-1.1.6: Meet the Affordable Housing Need.** Upon application, the Village shall participate in efforts to improve affordable housing supply on a County and region-wide basis:

1. **Coordinate with State Departments.** The Village shall coordinate siting and permitting activities impacting group home facilities with the State Departments of Health and Children and Family Services;
2. **Coordinate with Regional Agencies.** Islamorada, Village of Islands shall coordinate with the South Florida Regional Planning Council's affordable housing committees; and
3. **Coordinate with Appropriate Agencies.** Where appropriate the Village shall coordinate planning efforts with the Monroe County Housing Authority and Growth Management Division, as well as appropriate Federal and State agencies.

**Policy 3-1.1.7: Provide for Workforce Housing.** The Village shall explore the feasibility and potential impacts of implementing a program to provide workforce housing, which shall be separate and apart from the Building Permit Allocation System. The intent of this program is to quantify all alternative affordable housing stock (unpermitted and/or illegal) existing on December 31, 1997, determine the impacts on the adopted level of service standards as a result of these units and analyze the feasibility of developing a program to permit the replacement of these units consistent with the Comprehensive Plan and Land Development Regulations.

**Policy 3-1.1.8: Mandate Provision of Affordable Housing.** Islamorada, Village of Islands, shall maintain the adopted Land Development Regulations that establish a fair and equitable method for requiring developers of new or expanded uses and developers of housing to provide or mitigate for impacts of their development on the availability of affordable housing within the Village.

**Policy 3-1.1.9: Provide Technical Assistance, Information and Referral Services.** Islamorada, Village of Islands shall provide technical assistance, information and referral services to the private sector regarding Village housing policy and programs, and shall assist with permit applications.

**Policy 3-1.1.10: Maintain a Streamlined Development Review Process.** Land Development Regulations shall maintain a streamlined development review and permitting process for housing, including affordable housing, in order to minimize costs and delays which unnecessarily raise the cost of housing.

**OBJECTIVE 3-1.2: PROVIDE ALTERNATIVE SOLUTIONS TO IMPROVE ACCESS TO AFFORDABLE HOUSING.** Islamorada, Village of Islands shall provide for exchange of information related to job training, job creation and economic solutions in an effort to improve access to affordable housing. The Village shall achieve this through implementation of the following policies.

**Policy 3-1.2.1: Coordinate With Other Agencies.** Islamorada, Village of Islands shall provide to residents and individuals employed in the Village access to information pertaining to County-wide programs to aid in job training, day-care facilities, English language courses and high school equivalency (GED) which are currently provided by the following agencies:

1. Florida Department of Children and Family Services;
2. Monroe County Public Schools;
3. Florida Keys Community College; and
4. Monroe County Department of Human Services.



**Policy 3-1.2.2: Implement Policy Consistent with DCA/SFRPC Regional Affordable Housing Strategy.** Islamorada, Village of Islands shall require the applicable long range affordable housing policies to be consistent with the final recommendations of the joint DCA/SFRPC Regional Affordable Housing Strategy.

**OBJECTIVE 3-1.3: ELIMINATE SUBSTANDARD HOUSING CONDITIONS AND BLIGHTING INFLUENCES.** Islamorada, Village of Islands shall continue to eliminate substandard housing conditions and blighting influences in residential neighborhoods, and improve structural and aesthetic housing conditions by implementing the following policies:

**Policy 3-1.3.1: Enforce Building Codes and Zoning Regulations.** Islamorada, Village of Islands shall continue to ensure that new housing construction, remodeling or rehabilitation of existing residences conforms to the Florida Building Code. The Village shall strictly enforce its zoning regulations, building codes and ordinances to ensure compliance, as well as protect and preserve the structural integrity and aesthetics of the Village's housing stock.

**Policy 3-1.3.2: Maintain Accurate Housing Records.** The Village Building Department, based on current Census data, shall identify substandard housing units and maintain a record of such units. The Village shall contact owners of substandard housing units in order to communicate necessary corrective actions and inform owners of available Federal, State, and local housing assistance programs.

**Policy 3-1.3.3: Facilitate Housing Demolition and Rehabilitation.** Islamorada, Village of Islands shall continue to facilitate the demolition or rehabilitation of unsound housing that poses a threat to the safety and welfare of the community.

**Policy 3-1.3.4: Regulate Liveaboards and Other Marine Vessels.** Land Development Regulations pertaining to live-aboard vessels and related water activities within jurisdictional waters shall ensure the responsible utilization of near shore waters by adopting enforceable standards to address:

1. Unsafe or derelict vessels;
2. Safety issues;
3. Water quality issues; and
4. Quality of life issues.

**Policy 3-1.3.5: Minimize Potential Blighting Influences.** The Village shall continue to avoid potential blighting influences within residential areas through land use planning. Where unavoidable, adverse impacts of land use transition shall be minimized through screening, landscaping and other site design regulations, which promote land use compatibility and appropriate land use transition.

**Policy 3-1.3.6: Implement Principles and Standards to Ensure Quality Housing.** Islamorada, Village of Islands shall maintain Land Development Regulations that establish principles, standards techniques and strategies to guide the preservation, rehabilitation and demolition of housing units.

**OBJECTIVE 3-1.4: PROVIDE RELOCATION HOUSING.** Islamorada, Village of Islands shall apply uniform and equitable treatment of persons and businesses displaced by Village programs consistent with §421.55, F.S. This objective shall be measured through the implementation of the following policy:

**Policy 3-1.4.1: Provide Alternative Housing Sites for Displaced Structures and Residents Thereof.** Pursuant to §421.55, F.S., Islamorada, Village of Islands shall assist any person who

is required to move from any real property as a direct result of the Village's acquisition of such real property for public purposes by locating alternate sites and housing facilities available to them as replacement dwellings. When planning to acquire land for public purposes the Village shall assess the degree of displacement that may be incurred. The Village shall not be responsible for relocating Village residents who are displaced as the result of a County, State or Federal program or action.

**OBJECTIVE 3-1.5: PROVIDE ADEQUATE SITES FOR AFFORDABLE AND MARKET HOUSING.** Islamorada, Village of Islands shall designate adequate housing sites for all residents of Islamorada, including very low, low, moderate, and market income housing, on the Future Land Use Map, through the implementation of the following policies:

**Policy 3-1.5.1: Coordinate with Housing Providers.** Islamorada, Village of Islands shall continue to investigate methods for improving coordination among participants involved in housing production, including the private and non-profit sectors. The Village shall continue to promote access to a broad range of housing opportunities with a full complement of public services through cooperation and coordination with the private sector, Federal and State agencies and local governments.

**Policy 3-1.5.2: Designate Adequate Sites for Affordable Housing on the Future Land Use Map.** Islamorada, Village of Islands shall designate adequate housing sites for all residents of the Village, including very low, low and moderate income housing, as infill development in all residential Future Land Use Map categories, pursuant to Policies 1-3.1.1, 1-2.3.1, 1-2.3.2, 1-2.3.3, 1-2.3.4, and 1-2.4.4, Objective 1-2.5, and Policies 1-2.7.1, 1-2.8.1 and 1-2.10 of the Future Land Use Element of this Plan.

Sites for affordable housing for very low, low and moderate income households shall be approved only if such sites have access to the following facilities, services and/or activity centers:

1. Serviced by potable water and wastewater systems;
2. Accessible to employment centers and shopping centers, offering household goods and services needed on a frequent and recurring basis;
3. Located on a paved street accessible to a collector or arterial street;
4. Accessible to public parks, recreation areas, and/or open space; and
5. Located on sites having adequate surface water management, and solid waste collection and disposal.

**Policy 3-1.5.3: Provide Diverse Housing Types.** Islamorada, Village of Islands shall continue to provide land use designations and zoning districts on the Future Land Use Map and the Zoning Map to ensure that attached housing units are allowed within the Village.

**Policy 3-1.5.4: Develop Public/Private Partnerships.** The Village shall continue to assist in developing local government partnerships with the private sector in order to improve the efficiency of the housing delivery system.

**Policy 3-1.5.5: Ensure Compliance with the Florida Building Code and Other Village Regulations.** Building Codes within the Village shall be consistent with State mandated criteria governing construction in coastal areas. The Village's amended Land Development Regulations shall continue to allow manufactured housing within specified zoning districts, provided the housing unit complies with building standards of Chapters 320 and 553, F.S., as well as all applicable Housing and Urban Development (HUD) safety codes.

**OBJECTIVE 3-1.6: SUPPORT PRIVATE SECTOR PROVISION OF GROUP HOMES, HOUSING FOR THE ELDERLY AND FOSTER CARE FACILITIES.** Islamorada, Village of Islands shall support private and non-profit entities to provide housing that meets the unique needs of the elderly, dependent children, the physically challenged and the developmentally disabled.

**Policy 3-1.6.1: Support Provision of Community Residential Homes.** The Village shall continue to support provision of community care facilities within the Village by allowing single family community residential homes licensed or funded by the Florida Department of Children and Family Services in all single family and multi-family residential and designated multi-family zoning districts, pursuant to Chapter 419, F.S. as hereinafter may be amended.

**OBJECTIVE 3-1.7: PRESERVE NEIGHBORHOOD QUALITY AND EXISTING HOUSING STOCK.** The useful life of the existing housing stock shall be preserved through implementation of laws, ordinances and programs directed toward preserving neighborhood quality, including conservation of natural resources, maintenance of community facilities and code enforcement activities. In addition, the Village shall preserve and protect housing identified as historically significant. This objective shall be achieved through the implementation of the following policies:

**Policy 3-1.7.1: Preserve and Rehabilitate Existing Housing.** Islamorada, Village of Islands shall maintain Land Development Regulations which encourage the preservation and rehabilitation of existing housing as means of maintaining or improving residential conditions and reducing the waste of valuable resources.

**Policy 3-1.7.2: Maintain Active Code Enforcement.** Islamorada, Village of Islands shall continue to maintain an active code enforcement program which identifies residential and non-residential structures that fail to comply with the minimum specifications governing building construction, electrical facilities, water and wastewater systems, fire protection and flood prevention. Where structures are found to meet less than minimum specifications, the Village shall duly notice the violation and stipulate conditions for bringing the structure into compliance.

**Policy 3-1.7.3: Historical Housing Assessment and Survey.** Islamorada, Village of Islands shall maintain a comprehensive professional survey identifying architecturally and historically significant sites and structures in the Village. The survey shall primarily focus on structures and properties that are at least 40 years old. Any such structures or sites identified in the survey shall be added to the Village's list of locally significant historical resources.

**Policy 3-1.7.4: Identify and Preserve Historically Significant Housing.** Land Development Regulations shall identify and preserve historically significant resources. The Village shall maintain historic preservation regulations that require any development or redevelopment of the identified historic resources to be consistent with Chapter 74-100 Laws of Florida, as applicable.

**Policy 3-1.7.5: Ensure Compatibility of New Development.** The Village shall continue to enforce Land Development Regulations that do not permit any development inconsistent with the surrounding neighborhood, in terms of residential unit type, lot sizes, housing size and setbacks, or having negative impacts on the environment or the character of the surrounding community.

**Policy 3-1.7.6: Provide Energy-Efficient Housing.** Islamorada, Village of Islands shall require all building permits to meet the requirements of the Florida Building Code regarding energy-saving features. The Village shall continue to award positive BPAS points for solar

energy features, cisterns, water-conserving plumbing fixtures, storm windows, air conditioning units with an energy rating of 12 or better, and heat recovery units which provide supplemental heating of domestic hot water.

**OBJECTIVE 3-1.8: EVALUATE HOUSING ELEMENT EFFECTIVENESS.** Islamorada, Village of Islands shall use the following policies as criteria for evaluating the effectiveness of this Housing Element:

**Policy 3-1.8.1: Evaluate the Impact of Change Indicators on Housing Policy.** Annually, after the effective date of this Plan, major shifts in the magnitude, distribution and characteristics of population and housing shall be evaluated as indicators of change in various aspects of housing supply and demand. Housing policy shall be re-evaluated and refined as needed in order to remain responsive to changing problems and issues

**Policy 3-1.8.2: Schedule, Budget and Implement Programmed Activities.** The timely scheduling, programming, budgeting and implementation of housing programs identified in this Housing Element shall be evidence of the Village's effectiveness in carrying out a systematic program for implementing housing goals, objectives and policies.

**Policy 3-1.8.3: Coordinate with Public and Private Sectors.** While continually implementing and evaluating the Housing Element, Islamorada, Village of Islands shall maintain a process of intergovernmental coordination and coordination with private sector groups interested in housing policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms to resolve housing issues.

**Policy 3-1.8.4: Effectively Achieve Housing Goals, Objectives and Policies.** The effectiveness of the Housing Element shall be measured by the Village's success in achieving housing goals, objectives and policies.

**CHAPTER 4: PUBLIC FACILITIES ELEMENT**

(Reference §9J-5.011(2), F.A.C.)

**§4.1 PUBLIC FACILITY GOALS, OBJECTIVES AND IMPLEMENTING POLICIES.** This section specifies goals, objectives, and implementing policies for the Public Facilities Element pursuant to Chapter 163.3177(6)(c), F.S., and Rule 9J-5.011(2)(a-c), F.A.C.

**GOAL 4-1: PROVIDE NEEDED PUBLIC FACILITIES.** Islamorada, Village of Islands shall ensure availability of needed public facilities associated with wastewater disposal, water, including potable water, distribution and treatment, drainage, solid waste collection and disposal, and protection of natural ground water aquifer recharge in a manner that is environmentally sound and protects marine environments (including sea grass meadows, near shore waters, mangrove islands and extensive living coral reef), while protecting investments in existing facilities and promotes orderly, compact growth.

**OBJECTIVE 4-1.1: ADOPT LEVEL OF SERVICE (LOS) STANDARDS.** Islamorada, Village of Islands shall ensure that, at the time a development permit is issued, adequate wastewater treatment facilities, stormwater facilities, water, including potable water and solid waste disposal facilities are available to support the development at adopted level of service standards, concurrent with the impacts of such development, in accordance with the following policies:

**Policy 4-1.1.1: Adopt Wastewater Management System(s) Level of Service Standards.** Islamorada, Village of Islands hereby adopts the level of service standards for wastewater management systems as currently required by Federal and State regulations as follows:

FLORIDA STATUTORY TREATMENT STANDARDS	MG/L			
	BOD	TSS	TN	TP
Design flows less than or equal to 100,000 gpd (BAT)	10	10	10	1
Design flows greater than 100,000 gpd (AWT)	5	5	3	1
Wastewater Supply LOS	70 gal/cap/day			

Source: Florida Statutes, Islamorada, Wastewater Master Plan and 10-Year Water Supply Facilities Work Plan

**Policy 4-1.1.2: Adopt Stormwater Level of Service Standards.** Islamorada, Village of Islands hereby adopts LOS standards for stormwater management as currently mandated by State agencies, as defined in the Village’s adopted Stormwater Management Master Plan as follows:

1. Post development runoff shall not exceed the pre-development runoff rate for a 25 year storm event, up to and including an event with a 24 hour duration;
2. Stormwater treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 62-25, Section 25.025, FAC, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62, Section 302.500, F.A.C; and
3. Stormwater facilities which directly discharge into ‘Outstanding Florida Waters’ (OFW) shall provide an additional treatment pursuant to Chapter 62-25.025 (9), FAC. Stormwater facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, F.A.C.

**Policy 4-1.1.3: Adopt Potable Water Level of Service Standards.** Islamorada, Village of Islands hereby adopts LOS standards for water, including potable water, as follows:

MEASURE	LOS STANDARD
Residential LOS	66.5 gal/cap/day
Non Residential LOS	0.35 gal/sq. ft./ day
Overall LOS	177 gal/cap/day
Equivalent Residential Unit	371.7 gal/day
Minimum Pressure	20 PSI at customer
Minimum Quality	Shall be as defined by the USEPA (part 143 National Secondary Drinking Standards, 40 CFR 143, 44FR 42198)

**Policy 4-1.1.4: Adopt Solid Waste Level of Service Standards.** Islamorada, Village of Islands hereby adopts LOS standards for solid waste management as follows:

MEASURE	LOS STANDARD
Residential Collection Frequency	Minimum 1 time/2 weeks for Domestic refuse Minimum 1 time/2 weeks for Yard trash
Disposal Quantity	5.44 lbs/capita/day OR 12.2 lbs/day/ ERU (equivalent residential unit) 6.37 pounds/acre/day (non-residential unit)
Duration of Capacity	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.

**Policy 4-1.1.5: Demand and Supply Information System.** Islamorada, Village of Islands shall continue the process of updating facility demand and capacity information for water, including potable water, and shall prepare annual summaries of capacity and demand information for respective facilities and/or service areas by coordinating with the Florida Keys Aqueduct Authority.

**Policy 4-1.1.6: Coordinate Between Future Land Use and Potable Water/Wastewater System Needs.** The Village’s Land Development Regulations shall be enforced to ensure that incremental decisions by the Village concerning water, including potable water, and wastewater system needs, plans and the location and timing of improvements shall be consistent with the objectives and policies of the Future Land Use, the Conservation Elements of this Comprehensive Plan, and the South Florida Water Management District *Lower East Coast Regional Water Supply Plan*.

**Policy 4-1.1.7: Ensure Area Wide Planning for Potable Water.** Potable water within the Village shall be coordinated with regional and county plans. Islamorada, Village of Islands shall meet annually with the Florida Keys Aqueduct Authority to review and refine area wide management strategies for the delivery of water, including potable water.

**Policy 4-1.1.8: Meet Concurrency Requirements.** Public facilities and services needed to support development shall be made available concurrent with the impacts of development, in accordance with the adopted level of service referenced in Policies 4-1.1.1, 4-1.1.2, 4-1.1.3, 4-1.1.4, 7-1.1.1 and Chapter 9J-5.0055, F.A.C. Development approval may be phased to allow the provision of public facilities and services necessary to maintain the adopted level of service.

**Policy 4-1.1.9: Conserve Resources and Discourage Urban Sprawl.** Islamorada, Village of Islands shall encourage the maximized use of existing enhanced public facilities and infill development to conserve resources and discourage urban sprawl.

**Policy 4-1.1.10: Adopt a 10-Year Water Supply Facilities Work Plan.** Islamorada, Village of Islands shall adopt a 10-Year Water Supply Facilities Work Plan in coordination with the Florida Keys Aqueduct Authority that identifies existing and proposed alternative water supply projects, traditional water supply projects, conservation methods and reuse necessary to meet the water supply needs of the Village, consistent with the South Florida Water Management District *Lower East Coast Regional Water Supply Plan* and the Florida Keys Aqueduct Authority *20-Year Water Supply System Capital Improvement Master Plan*.

**Policy 4-1.1.11: Update 10-Year Water Supply Facilities Work Plan.** Islamorada, Village of Islands shall update the 10-Year Water Supply Facilities Work Plan every five years or within 18 months after the governing board of the South Florida Water Management District approves an updated regional water supply plan.

**Policy 4-1.1.12: Ensure Area Wide Planning for Wastewater Systems.** Islamorada, Village of Islands shall coordinate planning for wastewater systems to ensure that all systems are consistent with the adopted Village Master Plan for wastewater.

**OBJECTIVE 4-1.2: MAINTAIN A SCHEDULE OF PUBLIC FACILITY CAPITAL IMPROVEMENT NEEDS TO ENSURE THAT THE VILLAGE'S INFRASTRUCTURE RESPONSIBILITIES ARE MET.** Islamorada, Village of Islands shall develop and maintain a five year schedule of capital improvement needs for public facilities and shall annually update the schedule as stipulated in the Capital Improvements Element. During the process of programming and budgeting for capital outlays, the Village shall investigate innovative techniques, including impact fees, to finance public facilities and services.

**Policy 4-1.2.1: Adopt a Capital Improvements Schedule.** The Village Council, after considering the recommendations of the Local Planning Agency, shall annually evaluate and rank capital improvement projects proposed for inclusion in the adopted five year schedule of capital improvement needs.

**Policy 4-1.2.2: Correct Existing Deficiencies First.** In developing the annual schedule of capital improvement projects, Islamorada, Village of Islands shall assign highest priority to those projects required for purposes of correcting existing deficiencies, to be ranked in accordance with Policy 4-1.2.3.

**Policy 4-1.2.3: Establish Priorities for Programming Capital Improvement Projects.** In developing the annual schedule of capital improvements, projects shall be evaluated and ranked according to the following priority guidelines:

**Level 1:** Highest priority shall be assigned if the project:

1. Is needed to protect public health and safety;
2. Fulfills the Village's legal commitment to provide facilities and services; and
3. Preserves or achieves full use of existing facilities.

**Level 2:** Second priority shall be assigned if the project:

1. Increases efficiency of existing facilities;
2. Prevents or reduces future improvement costs; and
3. Provides service to developed areas lacking full service or promotes in-fill development.

**Level 3:** Third priority shall be assigned if the project:

1. Represents a logical extension of facilities and services in a manner consistent with Future Land Use Element goals, objectives and policies, including the Future Land Use Map.

**Policy 4-1.2.4: Ensure Compliance with the Capital Improvements Element.** All major public facility projects shall be undertaken in accordance with the schedule provided in the Capital Improvements Element of this Comprehensive Plan, as may be hereinafter amended.

**GOAL 4-2: ADDRESS WASTEWATER ISSUES.** Islamorada, Village of Islands shall provide for environmentally and economically sound treatment and disposal of sewage, which corrects existing inadequacies while providing for present and future residents, consistent with the Village's policies to limit growth.

**OBJECTIVE 4-2.1: IMPLEMENT THE WASTEWATER MANAGEMENT MASTER PLAN.** Islamorada, Village of Islands shall complete implementation of the Wastewater Management Master Plan (dated August, 2005, adopted by the Village on November 3, 2005), subject to the time frames and priorities listed below. Implementation shall consist of, but not be limited to:

1. Continued implementation of the Lower Matecumbe Key Decentralized Wastewater Treatment Demonstration Project;
2. On North Plantation Key:
  - a. Complete connections of Phase I and II by July, 2009;
  - b. Complete expansion design for Phase III and connections from Middle Plantation Key by December, 2012;
3. On South Plantation Key, secure the site, design and construct plant and collection system by December, 2012;
4. On Windley Key, secure the site, design and construct plant and collection system by December, 2012;
5. On Upper Matecumbe Key, secure the site, design and construct plant and collection system by December, 2012;
6. On Lower Matecumbe Key, secure the site, design and construct plant and collection system by December, 2012.

**Policy 4-2.1.1: Focus on Appropriately Sized Systems.** The wastewater systems shall be designed to provide only the service capacities necessary to comply with growth and development anticipated through the Comprehensive Plan.

**Policy 4-2.1.2: Improve the Village's Wastewater System(s).** Upon adoption of the Wastewater Master Plan, the Village shall incorporate recommended improvements into the Capital Improvements Element and amend the Comprehensive Plan as appropriate.

**Policy 4-2.1.3: Conditions Governing Development Orders or Permits.** Islamorada, Village of Islands shall assure that wastewater treatment facilities proposed through development orders or permits for new development or redevelopment shall be designed, installed and maintained consistent with regulations of all Federal, State and local on-site wastewater treatment systems. Performance criteria shall be included within the Land Development Regulations that regulate the location, timing and scale of development in order to ensure that new development is effectively served by wastewater services.

**OBJECTIVE 4-2.2: REDUCE IMPACTS OF WASTEWATER SYSTEMS.** Islamorada, Village of Islands shall regulate land use and development to conserve potable water and protect the functions of natural drainage features and groundwater from the impacts of wastewater systems.

**Policy 4-2.2.1: Site Sewage Disposal Facilities to Minimize Potential Environmental Impacts.** Islamorada, Village of Islands shall require that sewage disposal facilities shall be



designed and located in a manner that in the event of a power failure, untreated effluent will not be discharged into any surface body of water, groundwater or any wetland.

**Policy 4-2.2.2: Prepare Design Criteria, Minimum Performance Standards and Level of Service Standards.** To further protect water quality, Islamorada, Village of Islands shall, based on the results of the Village's Wastewater Master Plan, incorporate into the Land Development Regulations threshold design criteria, minimum performance standards and revised level of service standards.

**Policy 4-2.2.3: Reduce Environmental Impacts.** Islamorada, Village of Islands shall require Land Development Regulations to ensure that the siting of any sewage disposal system has the least environmental impact. Considerations shall include but not be limited to: restricting the location of any discharge point to as far away as possible from any water body, locating OSDS drain fields in the least environmentally sensitive portion of a parcel proposed for development, restricting the location of any new centralized facilities from environmentally sensitive parcels, appropriately sizing facilities consistent with limited growth objectives, and identifying and implementing reuse alternatives.

**Policy 4-2.2.4: Eliminate Phosphorous.** Islamorada, Village of Islands, in conjunction with appropriate Federal, State, and local agencies, shall continue to minimize or eliminate the use of products containing phosphorous.

**OBJECTIVE 4-2.3: CORRECT EXISTING DEFICIENCIES.** Islamorada, Village of Islands, in conjunction with the Florida Department of Environmental Protection and/or the Monroe County Health Department shall correct existing facility deficiencies by requiring the elimination of cesspits, improvement of failing septic tanks and package treatment plants, and the regulation of liveboards.

**Policy 4-2.3.1: Eliminate Cesspits.** The Wastewater Master Plan shall provide a cesspit identification and replacement process to be coordinated with the Florida Department of Environmental Protection and/or the Monroe County Health Department which shall continue through all phases of wastewater infrastructure improvements. All cesspits within the Village shall be replaced by 2015.

**Policy 4-2.3.2: Require Connection to Wastewater Facilities.** As wastewater facilities become available, affected property owners within the improvement area shall have 365 days to connect to the new or upgraded facility.

**Policy 4-2.3.3: Improve Failing Package Treatment Plants.** Islamorada, Village of Islands shall coordinate and cooperate with the Department of Environmental Protection to ensure that failing package treatment plants are improved.

**Policy 4-2.3.4: Enact an On Site Treatment and Disposal System (OSTDS) Program.** Islamorada, Village of Islands shall coordinate with the Florida Department of Environmental Protection and/or the Monroe County Health Department in the OSTDS inspection program. Included in the program shall be a mandatory pump out and reporting requirements.

**Policy 4-2.3.5: Require Pumpout Facilities.** Islamorada, Village of Islands shall continue to implement an ordinance requiring standard and/or mobile pumpout facilities at commercial marina operations. All waste from a Type III MSD or from portable toilets on vessels shall be disposed in an approved sewage pumpout or waste reception facility.

**Policy 4-2.3.6: Maintain and Enforce Liveboard Regulations.** Islamorada, Village of Islands shall implement discharge regulations (creating a ‘No Discharge’ Zone), fee requirements and enforcement provisions designed to reduce pollutant discharges into surface waters from moored/anchored vessels (liveboards) in nearshore waters.

**GOAL 4-3: ADDRESS DRAINAGE/STORMWATER ISSUES.** Islamorada, Village of Islands shall provide a stormwater management system which corrects existing deficiencies, protects real and personal property and enhances and protects ground and nearshore water quality.

**OBJECTIVE 4-3.1: IMPLEMENT STORMWATER IMPROVEMENTS.** Islamorada, Village of Islands shall implement the Village’s adopted Stormwater Management Master Plan (Islamorada, Village of Islands, Stormwater Management Master Plan, Project No.00-0206, prepared by Law Engineering and Environmental Services, Inc., in cooperation with the South Florida Water Management District, September 2000), incorporated herein by reference, through administering an annual Stormwater Management Program.

**Policy 4-3.1.1: Implement Priority Stormwater Projects.** Islamorada, Village of Islands shall continue implementation of priority improvement projects identified in the Village’s Stormwater Management Master Plan to improve and make corrections for stormwater management, erosion and sedimentation control and water quality. The Stormwater Management Program shall follow the schedule for improvements provided in the Stormwater Management Master Plan. Each improvement project shall include planning, design and construction phases. The Village shall fund annual improvement projects through the various innovative funding mechanisms and grant programs identified in the Stormwater Management Master Plan. The Village shall acquire easements as necessary, in conjunction with annual stormwater improvement projects. The Village shall review and update the Stormwater Management Program, as needed, on an annual basis.

**Policy 4-3.1.2: Implement Financial and Regulatory Mechanisms for Stormwater Improvements.** Islamorada, Village of Islands shall continue to fund drainage basin improvements through the Village’s stormwater utility, and monitor the performance of the system. The Village shall amend the capital improvement schedule to incorporate programs and funding allocations, as necessary, to implement stormwater improvement projects. The Village shall maintain a regulatory framework for alleviating and/or preventing increased stormwater and surface water management problems and issues generated by development and/or redevelopment activity.

**Policy 4-3.1.3: Request Funding from FDOT for U.S. 1 Stormwater Improvements.** Islamorada, Village of Islands shall request funding from FDOT to correct identified stormwater deficiencies within the U.S. 1 corridor.

**OBJECTIVE 4-3.2: PROTECT NATURAL FUNCTIONS.** Islamorada, Village of Islands shall protect the functions of natural groundwater recharge areas and natural drainage features.

**Policy 4-3.2.1: Ensure that Developed Lands Provide Adequate Drainage and Protection from Flooding and Manage the Retention of Ground and Surface Water at Levels that Enhance Natural Storage Capacity of Watersheds.** Islamorada, Village of Islands shall promote the ecological, biological and hydrological role that surface waters play in sustaining surface vegetation. The Village shall manage the location, design and intensity of development in order to foster continuance of natural hydrological processes, including promoting on-site retention of surface waters, natural return of surface water into the soil, and channeling excess stormwater volume primarily via natural grassy swales. Land Development Regulation shall

require the integration of natural storage areas and natural drainage courses into water management plans for new development and redevelopment.

**Policy 4-3.2.2: Provide Adequate On-Site Retention and Ground Water Recharge While Directing Surplus Run-off to Receiving Waterways in a Manner Which Prevents Imbalance to Their Ecosystems.** Islamorada, Village of Islands shall require Land Development Regulations to include land use controls, such as subdivision regulations, zoning and site plan review, erosion controls, water quality controls, landscaping and flood management regulations to assist in implementing the Stormwater Management Program. The programs shall be assessed annually and updated as necessary based on improved knowledge of problems, issues and best management practices.

**Policy 4-3.2.3: Pursue the Development of Adequate Off-Site Surface Water Management Facilities.** The Village shall monitor, at regular intervals, the performance of existing off-site drainage facilities, evaluate existing and potential future problems or issues, and pursue the funding of necessary structural and non-structural system improvements for effective surface water management. All new developments shall provide an equitable contribution for off-site drainage improvements necessitated by the development.

**Policy 4-3.2.4: Coordinate Watershed Management Plans and Policies with Appropriate Public Agencies.** Islamorada, Village of Islands shall ensure coordination of watershed management plans and policies with appropriate local, regional, State and Federal agencies, including Monroe County, the South Florida Water Management District, the State Department of Environmental Protection, the Agricultural Extension Service, the United States Army Corps of Engineers and the U.S. Fish and Wildlife Service.

**Policy 4-3.2.5: Require Buffer Zones.** Islamorada, Village of Islands shall maintain Land Development Regulations that require new development to provide buffer zones adjacent to natural drainageways and retention areas.

**Policy 4-3.2.6: Manage Land Use in the Floodplain and Coastal Areas.** Land Development Regulations shall include performance criteria regulating development within floodplain and shoreline areas as a result of the Stormwater Management Master Plan.

**GOAL 4-4: MANAGE SOLID WASTE.** Islamorada, Village of Islands, shall provide for the adequate collection, disposal and resource recovery of solid waste in an environmentally sound and economically feasible manner to meet the needs of present and future Village residents.

**OBJECTIVE 4-4.1: MONITOR AND EVALUATE SOLID WASTE.** Islamorada, Village of Islands shall maintain a system for evaluating and monitoring the solid waste collection capabilities of private companies to ensure that the projected demand for disposal is met. This process shall be a subcomponent of the concurrency management process. The procedures shall include working with the service provider to ensure that solid waste collection needs and evolving private market conditions are effectively coordinated so that the Village's future population is adequately served by solid waste collection, disposal and recycling services.

**Policy 4-4.1.1: Evaluate Recycling Programs.** The Village shall continually evaluate existing recycling programs and determine methods to enhance and improve these programs consistent with State mandated recycling goals.

**Policy 4-4.1.2: Maintain Hazardous Materials Programs.** The Village will maintain an education program and establish special hazardous waste collection programs.

**GOAL 4-5: POTABLE WATER.** Islamorada, Village of Islands shall support the Florida Keys Aqueduct Authority in the fulfillment of their statutory obligation and authority to provide for safe, high quality and adequate supply, treatment, distribution and conservation of water, including potable water, to meet the needs of present and future residents.

**OBJECTIVE 4-5.1: INVESTIGATE POTABLE WATER ISSUES.** The Village shall investigate potential water supply and water quality issues and coordinate at least annually in a meeting with the Florida Keys Aqueduct Authority for purposes of identifying problems, issues and opportunities associated with water quality, supply and distribution.

**Policy 4-5.1.1: Potable Water System Projects.** The Village shall coordinate technical issues surrounding short and long-range decisions concerning management of water quality, water supply and distribution on a continuing basis. The Village shall continue to ensure that all new development demonstrate a source of available water supply, including management and coordination of related issues with the Florida Keys Aqueduct Authority.

**OBJECTIVE 4-5.2: PROMOTE WATER CONSERVATION.** Islamorada, Village of Islands shall assist the FCAA with water conservation and reuse efforts and assist in implementing the FCAA's Water Conservation Plan consistent with SFWMD's Water Shortage Plan, Water Conservation Program and *Lower East Coast Water Supply Plan*. Recognizing that the Village is located in an area that the SFWMD identifies as a "priority water resource caution area," the Village shall strive to lower its per person per day usage of water below 177 gallons per person per day (gpcpd) and will continue to work with the Florida Keys Aqueduct Authority (FCAA) and the SFWMD to reduce demand within the Village for potable water.

**Policy 4-5.2.1: Enforce Water Conservation Measures.** Islamorada, Village of Islands shall continue to enforce Land Development Regulations which regulate xeriscape landscape practices, and the installation of water conservation irrigation systems and water-conserving plumbing fixtures.

**Policy 4-5.2.2: Coordinate with SFWMD and FCAA on Conservation and Reuse Issues.** Islamorada, Village of Islands shall continue to coordinate water conservation issues with SFWMD and FCAA policies and programs.

**Policy 4-5.2.3: Provide Information on Water Conservation.** The Village shall inform residents and business owners of the regional water conservation programs. This information shall be available at Village Hall and will include brochures and pamphlets to educate and inform people as to the importance of water conservation.

**Policy 4-5.2.4: Leak Detection and Repair Program.** The Village shall develop a leak detection and repair program for all Village-owned facilities by the end of 2009.

**Policy 4-5.2.5: Ensure Adequate Water Supply for New Development.** Prior to the issuance of a building permit for new development, the Village shall receive written notification from its water utility, the Florida Keys Aqueduct Authority, that adequate water to serve the new development will be available no later than the anticipated time that a certificate of occupancy is to be issued.

**GOAL 4-6: PROTECT NATURAL GROUNDWATER AQUIFER RECHARGE AREAS.** Islamorada, Village of Islands shall protect the quality and quantity of water in the potable water aquifer and in the freshwater lens system to ensure public health and preserve ecosystems dependent upon fresh water.

**OBJECTIVE 4-6.1: PROTECT FRESHWATER LENSES.** Islamorada, Village of Islands shall protect freshwater lenses within the Village from loss of recharge potential, ensure the preservation of the existing freshwater lens systems and from threats of groundwater contamination.

**Policy 4-6.1.1: Adopt Stormwater Management Regulations.** The Village shall continue to maintain Land Development Regulations for managing stormwater run-off. The regulations shall be consistent with the adopted Stormwater Management Master Plan and regulate the quality and quantity of stormwater discharges, encourage use of site specific natural drainage features to the maximum extent possible before utilizing structural stormwater control, and shall restrict the percentage of impervious areas on development and redevelopment sites.



**CHAPTER 5: COASTAL MANAGEMENT ELEMENT**(Reference §9J-5.012(3), F.A.C.)

**§5-1: COASTAL MANAGEMENT GOALS, OBJECTIVES AND IMPLEMENTING POLICIES.** This section specifies goals, objectives and implementing policies for the Coastal Management Element pursuant to Chapter 163.3177(6)(g) and Chapter 163.3178, F.S., and Rule 9J-5.012(3), F.A.C.

**GOAL 5-1: COASTAL MANAGEMENT.** Islamorada, Village of Islands shall restrict development activities that would damage or destroy coastal resources, protect human life and limit public expenditures in areas subject to destruction by natural disasters.

**OBJECTIVE 5-1.1: PROTECT COASTAL RESOURCES, WETLANDS, ESTUARIES, LIVING MARINE RESOURCES AND WILDLIFE HABITATS.** Islamorada, Village of Islands shall maintain Land Development Regulations designed to protect, conserve and enhance coastal resources, wetlands, water resources, living marine resources and other natural resources by:

1. Preventing adverse impacts of development and redevelopment on wetlands, estuaries, water resources, living marine resources and other natural resources;
2. Maintaining or improving coastal environmental quality by commencing the Stormwater Management Plan identified in Policy 4-3.1;
3. Regulating land development activities that could have negative impacts on coastal shorelines, including impacts on water quality, living marine organisms, seagrass beds and wetlands;
4. Directing growth away from VE Flood Zones through Local Mitigation Strategies and the Building Permit Allocation System identified in Policy 1-3.1.1 of this Plan;
5. Maintaining a Transfer of Development Rights (TDR) Program that directs growth away from VE zones as described in Policy 1-3.1.4 of this Plan;
6. Managing nearshore waters and flats through the enforcement of speed limits, no wake zones and no motor zones;
7. Regulating activities with potentially adverse impacts on coastal resources, including but not limited to ultra-light planes, seaplanes, live-aboard vessels and personal watercraft;
8. Preventing adverse impacts of lighting on coastal resources;
9. Prohibiting the mooring of live aboard vessels outside of approved marinas;
10. Prohibiting boat launching from various rights-of-way that are not designated as public boat ramps and restricting random water access points; and
11. Regulating the impacts of development on native vegetative communities and wildlife habitats.

These objectives shall be accomplished as described below, and through coordination with the South Florida Water Management District.

**Policy 5-1.1.1: Restrict Development in Wetlands.** Islamorada, Village of Islands shall maintain Land Development Regulations that prohibit development within undisturbed wetlands and limit development of disturbed wetlands as described in Objective 5-1.3. The Village shall encourage the dedication of conservation easements for all wetlands and upland buffer areas adjacent to wetlands. Wetlands shall be defined per Subsection 373.019(22), F.S., further described by the delineation methodology in Section 373.4211, F.S.

The following plant species are wetland species commonly found within Islamorada, Village of Islands, although the applicable State list of jurisdictional wetland vegetation shall apply:

COMMON NAME	SCIENTIFIC NAME
Black Mangrove	<i>Avicennia germinas</i>
White Mangrove	<i>Laguncularia racemosa</i>
Red Mangrove	<i>Rhizophora mangle</i>
Sea Purslane	<i>Sesuvium protul acastrum</i>
Key Grass	<i>Monanthochloe</i>
Cordgrass	<i>Spartina spartinae</i>
Buttonwood	<i>Conocarpus erectus</i>
Saltwort	<i>Batis maritime</i>
Sea Blite	<i>Suada linearis</i>
Salt Grass	<i>Distichlis spicata</i>
Dropseed	<i>Sporobilus virginicus</i>
Fringe-Rushes	<i>Fimbristylis spp</i>

**Policy 5-1.1.2: Limit Development Impacts on Wetlands.** Wetlands shall be protected from physical or hydrologic alterations in order to maintain their natural functions. No fill or structures shall be permitted in submerged lands, mangroves, salt ponds and freshwater wetlands, except for pile supported docks and walkways designed to minimize adverse impacts on wetlands and as may be permitted under the ADID Program (Policy 5-1.3.5). Islamorada, Village of Islands shall maintain Land Development Regulations which shall provide criteria for protecting and/or enhancing wetlands when adjacent areas are developed.

**Policy 5-1.1.3: Protect Coastal and Estuarine Environmental Quality and the Shoreline.** Land Development Regulations shall ensure that the potential impacts of shoreline development be analyzed as part of the development review process. The Village shall not approve a development order until the potential impacts identified by the applicant and public entities having jurisdiction over the impacted resources have been considered by the Village. The applicant shall bear the burden of demonstrating that adverse impacts on natural resources of the coastal zone will be prevented and that all applicable State and/or Federal regulatory measures have been satisfied. The development review process shall involve all local, regional, State and Federal entities with jurisdictional authority. All development shall:

1. Protect fish and wildlife habitat;
2. Prevent degradation of water quality and estuaries;
3. Manage surface water run-off to prevent water quality degradation;
4. Protect living marine resources;
5. Reduce exposure to natural hazards; and
6. Ensure adequate public access.

**Policy 5-1.1.4: Protect, Stabilize and Enhance Shorelines.** Land Development Regulations shall stipulate that no native vegetation shall be removed from shorelines without a duly authorized permit. Similarly, criteria shall be included requiring applicants for development along the shoreline to re-vegetate, stabilize and enhance damaged vegetative shorelines by planting native plant species, which:

1. Contribute to fish and wildlife habitat, marine productivity and water quality;
2. Offer protection from erosion and flooding;
3. Contribute to the natural soil building process;
4. Provide habitat for a diverse community of plants and animals, including species listed by the State of Florida as endangered, threatened, or species of special concern; and



5. Are aesthetically pleasing and can be reasonably incorporated as a landscaping asset for waterfront residences.

Native vegetation shall not be removed unless the applicant agrees to a mitigation plan to ensure that re-vegetation occurs.

**Policy 5-1.1.5: Prohibit Construction of New Bulkheads, Seawalls or Other Hardened Vertical Shoreline Structures on Open Water.** No hardening of shorelines shall be permitted unless for erosion control where the applicant can demonstrate that native vegetation will not suffice. Where erosion control is necessary then rip-rap shall be permitted to the minimum extent necessary in conjunction with native shoreline vegetation. Geo-textiles and geo-grids are flat, interlocking shore protection structures which follow the natural slope of the shore. Rip-rap are natural or concrete boulders that meet the following guidelines:

1. It is constructed in a manner that would not prevent the establishment of native vegetation;
2. It consists only of natural boulders or clean concrete rubble six (6) inches to three (3) feet in diameter or in average dimensions;
3. The slope of the riprap is no steeper than 2H:1V and the horizontal distance is no more than eight (8) feet;
4. There are no reinforcing rods or other similar protrusions in concrete rubble and all rubble or boulders are free of attached sediments;
5. Neither the distance nor the use of the riprap interferes with navigation or infringes upon the riparian rights of the adjacent property owners; and
6. There is no filling or dredging associated with the placement of riprap other than the riprap material itself.

**Policy 5-1.1.6: Enact Measures to Stabilize Canals and Shorelines.** In lieu of constructing bulkheads, seawalls or other hardened vertical shoreline structures, residential canals and altered shorelines shall be stabilized by maintaining native vegetation. When it can be demonstrated that native vegetation will not prevent erosion, then riprap or sloping rock revetments shall be permitted to the minimum extent necessary, in conjunction with native vegetation as approved by the Director of Planning and Development Services. No mortar or structural reinforcements shall be permitted.

**Policy 5-1.1.7: Limit Hardened Shorelines.** Bulkheads, seawalls or other hardened vertical shoreline structures shall be permitted on residential canals and altered shorelines only in the following situations and then utilizing materials consistent with Policy 5-1.1.4 and Policy 5-1.1.5 for the following purposes:

1. To replace an existing deteriorated bulkhead or seawall; or
2. To stabilize a severely eroding shoreline area where riprap in conjunction with native vegetation will not suffice.

**Policy 5-1.1.8: Protect Living Marine Resources, Wetlands and Seagrass Beds.** Land Development Regulations shall prevent adverse impacts of development on seagrass beds, wetlands and other living marine resources. Since these areas are sensitive to increased turbidity, stormwater runoff and other forms of pollution, the introduction of nutrients shall be regulated through effective water quality management. Development impacting marine resources shall be coordinated with State and Federal agencies having jurisdiction prior to the Village granting plan approval and/or prior to release of any permit for construction.

**Policy 5-1.1.9: Protect Mangroves and Provide Management Standards.** Islamorada, Village of Islands shall continue to coordinate with the Department of Environmental Protection, to restrict mangrove trimming. Such restrictions ensure the minimal alteration necessary to maintain navigation in existing navigable channels and canals, or where necessary to allow an upland owner limited ingress and egress to waters in conjunction with a permitted structure installed according to the design guidelines of the Land Development Regulations, and to allow limited visual access consistent with, or more restrictive than Florida State standards as spelled out in F.S. § 403.9321-9334.

Any ordinance enacted pursuant to this policy shall not affect any mangrove alteration made by the Village pursuant to the governmental exemptions contained in Florida's Mangrove Protection Act.

**Policy 5-1.1.10: Maintain a 50 Foot Buffer Adjacent to Wetlands.** Islamorada, Village of Islands shall require minimum vegetated setbacks of fifty (50) feet to be maintained as an open space buffer for development occurring adjacent to all types of wetlands except for tidally inundated mangrove fringes or permitted under Objectives 5-1.2 and 5-1.3. If a fifty (50) foot setback results in less than 2,000 square feet of principal structure footprint of reasonable configuration then the setback may be reduced to allow for 2,000 square feet of principal structure footprint of reasonable configuration; provided the setback is not reduced to less than twenty-five (25) feet. On properties classified as scarified adjacent to wetlands, the wetland setback may be reduced to twenty-five (25) feet, without regard to buildable area if the entire setback area is planted and maintained in native vegetation with a site-suitable stormwater management plan, and thereafter placed under conservation easement. The wetland setback required by this subsection shall not apply to mangrove or wetland fringes occurring along man-made canals, channels or basins. 'Development' shall include all activities as currently defined in the F.S. 380.05, hereby incorporated by reference.

**Policy 5-1.1.11: Manage Impacts of Coastal Development on Tidal Flushing and Circulation Patterns.** No development shall produce changes in the tidal flushing and circulation patterns unless all agencies having jurisdiction grant clearance and the applicant has submitted hydrographic information sufficient to demonstrate that no adverse environmental impacts shall be caused by the proposed changes in tidal flushing and circulation patterns. No alteration in tidal flow shall be permitted that causes stagnation or siltation.

**Policy 5-1.1.12: Promote Propagation of Fish and Wildlife.** Islamorada, Village of Islands shall incorporate criteria in the Land Development Regulations that prevent adverse impacts from development on submerged lands, water quality, reef systems and other habitats for fish and wildlife.

**OBJECTIVE 5-1.2: MAINTAIN CRITERIA FOR PRIORITIZING SHORELINE USES AND PROVIDE PUBLIC ACCESS TO THE SHORELINE.** Land Development Regulations shall prioritize shoreline uses, in accordance with the following policies:

**Policy 5-1.2.1: Implement Policies for Shoreline Land Uses:** Land Development Regulations shall limit the specific and cumulative impacts of development and redevelopment on water quality, wildlife habitat and living marine resources by enforcing development standards.

**Policy 5-1.2.2: Limit Impacts of Development and Redevelopment on Water Quality, Wildlife Habitat and Living Marine Resources.** Land Development Regulations shall implement shoreline land use priorities, including criteria for regulating water dependent and water related shoreline land uses. These criteria and regulations shall include the level of service

standards for surface water management, potable water, and wastewater management stipulated in the Public Facilities Element.

**Policy 5-1.2.3: Establish Criteria for Prioritizing Shoreline Uses.** When reviewing applications for shoreline development, shoreline uses shall be prioritized as follows:

1. Non-structural shoreline protection uses such as native shoreline re-vegetation programs; Approved water-dependent shoreline uses such as pile supported access ways and permitted dock facilities;
2. Docks and commercial marina expansion. These uses shall be permitted only in areas with at least four (4) feet of water at mean low water depth at the terminal end, and which do not adversely impact seagrass, mangrove or hard bottom communities. Priority shall be directed to water dependent uses that are available for public use;
3. Parking facilities for shoreline access located outside wetlands;
4. Residential structures that comply with the building code for structures within the coastal building zone; and
5. Recreational facilities.

**Policy 5-1.2.4: Ensure Adequate Water Depth for Docking Facilities.** Except as provided herein, the siting of docking facilities and boat slips on man made water bodies shall require minus four (-4) feet mean low water (MLW) depth at the terminal end. These structures must have continuous access to open water at depths of minus four (-4) feet MLW or greater over a channel width of twenty (20) feet, or access to open water via a marked, Federal and State approved navigation channel.

1. Docking facilities may be developed on any shoreline if there is a mean low water (MLW) depth of a least minus four (-4) feet at the terminal end of the docking facility, and continuous access to open water; or
2. Docking facilities may be developed on the shoreline if there is a mean low water (MLW) depth of at least minus four (-4) feet at the terminal end of the docking facility and the docking facility is located in a channel or canal or basin that connects five or more contiguous lots, with continuous access to open water.

For purposes of this policy ‘open water’ means the portion of the straits of Florida, Florida Bay, the Gulf of Mexico or the Atlantic Ocean, which consists of an uninterrupted expanse of water deeper than four (4) feet at mean low water (MLW) and ‘continuous access’ means a natural passage or an existing manmade channel no shallower than four (4) feet at mean low water (MLW) and no narrower than twenty (20) feet.

**Policy 5-1.2.5: Establish a Minimum Mooring Depth of Four Feet.** The minimum water depth requirement at the mooring site shall be minus four (-4) feet mean low water as indicated by a survey signed and sealed by a Professional Surveyor.

**Policy 5-1.2.6: Regulate Docks.** The following restrictions shall apply to all structures built over or adjacent to water (including but not limited to boat docks, fishing piers, swimming piers and observation decks):

1. The maximum permitted length of docks shall be commensurate with the shoreline width of the land parcel at which the dock is located, subject to a maximum length of 100 feet from the mean low water line;
2. The length of docks shall not exceed ten (10) percent of the width of the water body as measured laterally across the water body from the proposed location of placement and from

the point of mean low water to the opposing point of mean low water. An exception to this shall be made in cases where adequate depth at the terminal end of the dock pursuant to Policies 5-1.2.3 and 5-1.2.4 is not available. In such cases the dock may be shortened only enough to allow the centerline of an average width vessel to lie in four feet of water at mean low water);

3. No dock or mooring structure together with a moored boat shall preempt more than twenty-five (25) percent of the navigable portion of a man-made water body. This should allow for a structure built over water on either side of the water body to have a moored boat and room for free passage of two boats down the center of the water body;
4. All fishing, swimming and other piers, and observation decks shall conform to design criteria in the Land Development Regulations, which prohibit their use as a dock; and
5. Only designs perpendicular to the shoreline shall be allowed except where such structures would preclude lawful navigation of the waterway; or
6. Where perpendicular designs are not feasible, a parallel structure may be permitted provided that the structure:
  - a. does not exceed five (5) feet in width, and
  - b. is confined to an existing cleared area along the shoreline whenever possible. Where a mangrove fringe or wetland vegetation exists along the shoreline, a dock with an walkway perpendicular to the shoreline, such as a "T" or "L" dock, shall be the only design permitted.

**Policy 5-1.2.7: Prohibit Mooring Over Hard-bottom Communities.** Islamorada, Village of Islands shall prohibit the location of mooring sites over submerged land which is characterized by a hard-bottom community, regardless of water depth, unless it meets criteria for exemption by DEP. This prohibition shall also apply to mooring fields.

**Policy 5-1.2.8: Protect Seagrass Beds.** Docking facilities and piers terminating over submerged lands vegetated with seagrasses shall require minus five (-5) feet mean low water (MLW) depth at the terminal end, unless it meets criteria for exemption by DEP. This minus five (-5) feet mean low water (MLW) depth requirement shall also apply to mooring fields. Design criteria to permit sunlight to reach the bottom shall be maintained in the land development regulations.

**Policy 5-1.2.9: Preserve Public Shoreline Access.** Land Development Regulations shall preserve physical and visual access points, including but not limited to scenic corridors, breezeways, public rights-of-way to the shoreline and public beaches on the Florida Bay and Atlantic Ocean coastlines.- Notwithstanding the foregoing, rights-of-way may be vacated where there is documented evidence that physical public access is destabilizing unaltered shorelines.

**Policy 5-1.2.10: Prohibit the Establishment of New Marinas.** In order to protect endangered species such as manatees and protect natural resources such as wetlands, and sea grass communities, prevent the degradation of near shore water quality, and eliminate the need for new dredging for navigational purposes, the establishment of new marinas in Islamorada, Village of Islands will not be permitted until such time as an analysis is completed of the need for additional marina siting which shall meet or exceed state standards (Rules 9J-5.012(3)(b)1, 2 and 3; 9J-5.013(2)(b)2).

**Policy 5-1.2.11: Define Altered and Unaltered Shorelines.** Land Development Regulations shall define 'altered shoreline' and 'unaltered shoreline' which shall be written to recognize the following general features of each:

1. **Altered shorelines** are generally located directly along dredged canals, basins and channels

and/or have been filled or vertically bulkheaded to such a degree that the original natural slope landward of the water is no longer present.

2. **Unaltered shorelines** are generally located along natural non-dredged waterways and open water and have a sloping profile typical of the original natural conditions of the shoreline even though fill or riprap may be present.

**Policy 5-1.2.12: Establish Setbacks from Shorelines.** Land Development Regulations shall provide minimum shoreline setbacks to protect coastal ecology. This policy shall ensure accomplishment of the following objectives:

1. Protection of natural shoreline vegetation;
2. Protection of marine turtle nesting beaches;
3. Protection of water quality (through assimilative and filtrative uptake of pollutants by protected natural shoreline vegetation);
4. Protection of structures from the effects of long-term sea level rise;
5. Protection of beaches and shorelines from erosion; and
6. Protection of the character and over water views of the community.

In order to meet these objectives principal structures shall be set back to the following minimum standards:

1. Along lawfully altered shorelines including manmade canals, channels and basins, principal structures shall be set back *at least* twenty (20) feet as measured from the mean high water (MHW) line;
2. Along open water shorelines not adjacent to manmade canals, channels, or basins which have been legally altered:
  - a. *and* where a mangrove fringe of at least ten (10) feet in width occurs across the entire shoreline of the property, principal structures shall be set back *at least* thirty (30) feet as measured from the mean high water line or the landward extent of the mangroves, whichever is further inland;
  - b. *and* where no mangrove fringe exists, principal structures shall be set back at least thirty (30) feet from the mean high water line, *provided that* native vegetation exists or is planted and maintained in a ten (10) foot width 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 fifty (50) feet as measured from the mean high water (MHW) line.
  - c. On infill lots surrounded by significant development where principal structures are set back less than fifty (50) feet from the mean high water line or the landward extent of mangroves, 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 thirty (30) feet. On shorelines where the existing pattern of setback is greater than thirty (30) feet, the greater setback shall apply.
3. Along unaltered and unlawfully altered shorelines, principal structures shall be set back fifty (50) feet as measured from the mean high water line or the landward extent of the mangroves, whichever is further landward.

Specific standards shall be adopted for *accessory* structures within the shoreline setback, however in no case shall they be set back less than ten (10) feet from the MHW line, excluding

structures allowed in this Chapter including, but not limited to, docks, piers, decks, walkways, access ways and utility pilings providing all structures are elevated.

**Policy 5-1.2.13: Establish Standards for Shoreline Structures and Uses.** Land Development Regulations shall provide standards for shoreline structures and uses to protect coastal ecology. This policy shall ensure accomplishment of the following standards:

1. Any proposed development within the shoreline setback shall include a site-suitable stormwater management plan for the entire developed parcel, which meets the requirements of the Land Development Regulations;
2. Proposed development projects shall require approval or waiver by the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers prior to issuance of a Village building permit;
3. All structures within the shoreline setback shall be located such that the open space ratios for the entire parcel and all scenic corridors and bufferyards are maintained;
4. Structures shall be located in existing cleared areas before encroaching into native vegetation. The remaining upland area of the shoreline setback shall be maintained as native vegetation or landscaped areas that allow infiltration of stormwater runoff;
5. Side yard setbacks must be maintained for all structures in the shoreline setback except for parallel docks, sea walls, fences, and retaining walls;
6. Pools, spas, fish cleaning tables, and similar pollutant sources may not discharge directly into surface waters. Where no runoff control structures are present, berms and vegetation shall be used to control runoff. Native vegetation shall not be removed to install berms or runoff control structures;
7. Shoreline structures shall be designed to protect tidal flushing and circulation patterns. Any project that may produce changes in circulation patterns shall be approved only after sufficient hydrographic information is available to allow an accurate evaluation of the possible impacts of the project. Previously existing manmade alterations shall be evaluated so as to determine whether more hydrological benefits will accrue through their removal as part of the project;
8. Walkways landward of MHW serving nonresidential uses or residential uses of more than three (3) dwelling units shall not exceed eight (8) feet in width. Walkways serving all other uses shall not exceed five (5) feet in width. All walkways shall be approximately perpendicular to the shoreline;
9. No development other than pile supported docks and walkways designed to minimize adverse impacts on marine turtles shall be allowed within fifty (50) feet of any portion of any beach berm complex which is known to serve as a nesting area for marine turtles (See Policy 5-1.5.2):
  - a. The fifty (50) foot setback shall be measured from either the landward toe of the most landward beach berm or from fifty (50) feet landward of MHW, whichever is less. The maximum total setback will be one hundred (100) feet from MHW pursuant to Policy 5-1.2.12; and

- b. Structures designed to minimize adverse impacts on marine turtles will have a minimum horizontal distance of four (4) feet between pilings or other upright members and a minimum clearance of two (2) feet above grade. The entire structure must be designed to allow crawling turtles to pass underneath it moving only in a forward direction. Stairs or ramps with less than the minimum two (2) feet clearance above grade are discouraged. If built, these portions of the structure must be enclosed with vertical or horizontal barriers no more than two (2) inches apart, to prevent the entrapment of crawling turtles.

#### 10. Special Approvals:

- a. For structures serving commercial uses, public uses, or more than three dwelling units, the Director of Planning and Development Services may approve deviations from the adopted standards as a minor conditional use. Such approval may include additional structures or uses provided that such approval is consistent with any permitted uses, densities, and intensities of the land use district, furthers the purposes of this plan, is consistent with the general standards applicable to all uses, and the proposed structures are located in a disturbed area of an altered shoreline. Such additional uses are limited to waterfront dining areas, pedestrian walkways, public monuments or statues, informational kiosks, fuel or septic facilities and water-dependent marina uses. Any such development shall make adequate provision for a water quality-monitoring program for a period of five (5) years after the completion of the development.

The Director of Planning and Development Services may approve a variance for the following shoreline structures to provide the upland owner reasonable access to adjacent waters. The variance procedure shall be included in the Land Development Regulations to allow the minimum relaxation of the above restrictions and shall incorporate, among other criteria, requirements that such structures not be inconsistent with community character, detrimental to marine resources, do not interfere with public recreational uses in or on adjacent waters and pose no navigational or safety hazard. Structures eligible for the special variance procedure are:

- b. Structures serving three or fewer dwelling units. The Director of Planning and Development Services may approve designs that address unique circumstances such as odd shaped lots, even if such designs are inconsistent with the above standards. Such approval may be granted only upon the Director's written concurrence with the applicant's written finding that the proposed design furthers the purpose of this section and the goals of this Plan. Only the minimum possible deviation from the above standards will be allowed in order to address the unique circumstances. No such special approval will be available for after-the-fact permits submitted to remedy a Code Compliance violation;
- c. Nonconforming structures lawfully existing within the shoreline setback along manmade canals, channels, or basins, or serving three or fewer dwelling units on any shoreline, may be rebuilt in the same footprint provided that there will be no adverse impacts on stormwater runoff or navigation; and
- d. Docks or docking facilities lawfully existing along the shoreline of manmade canals, channels, or basins, or serving three or fewer dwelling units on any shoreline, to be expanded or extended beyond the size limitations contained in this section in order reach the water depths specified for docking facilities in Policy 5-1.2.4. Any dock or docking facility so enlarged must comply with all other requirements of this Plan. The

variance procedure shall incorporate, among other criteria, requirements that such structures be consistent with community character, not interfere with public recreational uses in or on adjacent waters and pose no navigational or safety hazard. Due to inaccessibility to sufficient water depth, prevalence of sea turtle nesting habitat and seagrass communities, this variance procedure shall not be available for new docks located on Lower Matecumbe Key.

**OBJECTIVE 5-1.3: IDENTIFY, ASSESS AND RESTRICT DEVELOPMENT IN WETLANDS.**

Islamorada, Village of Islands shall develop an information system to be used as the basis for regulating land development activities in wetland areas, to identify potential wetland restoration sites and to identify high quality wetland sites for possible future acquisition by the Village, State and/or private non-profit conservation organization.

**Policy 5-1.3.1: Participate in ADID Program.** Islamorada, Village of Islands shall participate in the Florida Keys Advance Identification of Wetlands (ADID) Program. This program is designed to facilitate the regulatory process under Section 404 of the Clean Water Act of 1973 by providing comprehensive wetlands mapping and assessment information. The geographic scope of the ADID program on the islands connected by U.S. 1 includes:

1. Privately owned lands with development potential on the islands connected by U.S. 1;
2. Publicly-owned lands on the islands connected by U.S. 1; and
3. Offshore islands.

As part of the ADID Program, the Village shall:

1. Inform and educate the public regarding wetlands protection and the applications of information from the ADID Program;
2. Adopt preliminary Army Corps of Engineers (ACOE) and Department of Environmental Protection (DEP) jurisdictional lines;
3. Update wetlands spatial data on the Village's geographic information system (GIS);
4. Assigned staff of the Planning and Development Services shall attend DEP wetlands identification and delineation training sessions;
5. Assist with the development of a Florida Keys wetlands functional quality analysis;
6. Adopt the Keys Wetlands Evaluation Procedure (KEYWEP) contained in the ADID to classify wetlands;
7. Assist with the functional assessment of wetlands within the Village; and
8. Assist with ground-truthing GIS data.

**Policy 5-1.3.2: Generate Wetlands Maps.** Islamorada, Village of Islands shall use data made available from the ADID program and the Florida Fish & Wildlife Conservation Commissions to generate wetlands maps. These wetlands maps shall replace those currently in use by the Village. In order to prepare the new wetlands maps, the Village shall compile information obtained from the ADID Program, National Wetlands Inventory (NWI) and the FWCC in the Geographic Information System (GIS). The maps and/or overlays shall show:

1. All undisturbed and disturbed marine and freshwater wetlands by vegetative cover type;
2. Advisory ACOE and DEP jurisdictional lines mapped as part of the ADID Program; and
3. Wetland 'suitable/unsuitable' designations with respect to ACOE Section 404 permitted activities mapped as part of the ADID Program.

**Policy 5-1.3.3: Evaluate Wetlands Functional Assessment Using Keys Wetlands Evaluation Procedure (KEYWEP).** As part of the ADID Program, Islamorada, Village of



Islands shall continue to use the Keys Wetlands Evaluation Procedure (KEYWEP) as the methodology for determining wetlands functionality. This methodology is tailored for use in the Florida Keys and is based upon habitat suitability, water quality and flood flow alteration functions of marine and freshwater wetlands.

**Policy 5-1.3.4: Analyze the Function of Wetlands.** As part of the ADID Program, Islamorada, Village of Islands, EPA, FWS and FWCC will continue to jointly carry out the functional analysis of wetlands. This shall be completed on all wetland vegetative cover areas within improved subdivisions and on selected sites outside improved subdivisions, according to statistically valid selected sample locations for each wetland vegetative cover type. In addition to the functional analysis, the field team shall ground-truth the wetland vegetative cover maps using a differential global positioning system. The wetland vegetative cover boundaries in the GIS shall be revised to reflect results of the ground-truthing.

**Policy 5-1.3.5: Regulate Development in Disturbed Wetlands Through KEYWEP.** The development potential of disturbed wetlands will be determined through the KEYWEP quality ranking system as follows:

1. **‘Red-flag’ wetlands:** Wetlands whose high level of functional capacity and lack of disturbance prohibit development under any circumstances. This classification is given to wetlands meeting specific criteria in the KEYWEP and are of obvious exceptionally high value avoiding the expenditure of significant resources on the assessment of the wetland;
2. **High functional capacity wetlands:** Wetlands which score 5.5 or higher regardless of previous disturbance. Development is prohibited under any circumstances. These wetlands exhibit the greatest number of beneficial functions to the highest measurable degree, most notably habitat and landscape function;
3. **Moderate functional capacity wetlands:** Wetlands, which score between 4.6 and 5.4. These wetlands exhibit moderate functionality and are suitable for development with appropriate mitigation; and
4. **Low functional capacity wetlands:** Wetlands, which score less than 4.6 or are assigned a ‘green-flag’ designation as suitable for development. These wetlands are suitable for development with appropriate mitigation. These wetlands exhibit low functionality.

**Policy 5-1.3.6: Mitigate Development in Disturbed Wetlands.** Islamorada, Village of Islands shall maintain Land Development Regulations, which apply the accepted ACOE/DEP methodology for calculating the mitigation value of disturbed wetlands identified as developable through the KEYWEP. The debit value will be calculated based on the quality and the size of the wetland area to be developed.

**Policy 5-1.3.7: Require Wetland Mitigation Within the Jurisdiction of Islamorada, Village of Islands.** Islamorada, Village of Islands shall execute a Memorandum of Understanding with the ACOE to ensure that all required wetland mitigation take place within the Village.

**Policy 5-1.3.8: Update Wetlands Data Annually.** Islamorada, Village of Islands shall update the wetlands data annually in the Geographic Information System to reflect information obtained during wetlands permitting and wetland impact mitigation during the preceding year.

**OBJECTIVE 5-1.4: ELIMINATE THE LOSS OF UNDISTURBED WETLANDS.** Islamorada, Village of Islands shall eliminate the loss of undisturbed wetlands, as identified in the ADID, through open space requirements.

**Policy 5-1.4.1: Mandate Open Space in Undisturbed Wetlands:** The open space requirement in undisturbed wetlands shall be one hundred (100) percent of the following types of wetlands, except pile supported structures which are permitted under Objective 5-1.2:

1. Submerged lands;
2. Mangroves;
3. Salt ponds;
4. Salt marsh and buttonwood wetlands;
5. Freshwater wetlands; and
6. Freshwater ponds.

Wetlands require a one hundred (100) percent open space requirement for undisturbed wetlands and by requiring a fifty (50) foot buffer around freshwater resources. No fill or structures shall be permitted in mangrove wetlands except for elevated, pile-supported walkways, docks, observation platforms, piers and utility pilings. Allocated density (dwelling units per acre) shall be assigned to freshwater wetlands and undisturbed salt marsh and buttonwood wetland only for use as transferable development rights away from these habitats. Submerged lands, salt ponds, freshwater ponds and mangroves shall not be assigned any density or intensity.

**OBJECTIVE 5-1.5: ESTABLISH LAND USE CONTROLS AND CONSTRUCTION STANDARDS FOR PROTECTING THE NATURAL SHORELINE, INCLUDING BEACHES AND BERMS.** Within one year of the effective date of the Comprehensive Plan, Islamorada, Village of Islands shall adopt Land Development Regulations regulating construction of man-made structures on publicly owned beaches, except beach access structures compliant with construction standards of the State Division of Beaches and Shores. Additionally, water dependent structures such as lifeguard stands or beach re-nourishment may be constructed if such structures meet the construction standards of Federal and State agencies having jurisdiction. No vegetation shall be removed unless the applicant agrees to a mitigation plan to ensure that re-vegetation occurs.

**Policy 5-1.5.1: Maximize Protection of Sea Turtles.** Land Development Regulations shall maximize protection of sea turtles and such regulations shall apply to existing and new development and shall generally accomplish the following:

1. Prohibit activities disruptive to sea turtles;
2. Establish standards for preventing interior or exterior lighting from illuminating nesting areas during the nesting season;
3. Establish standards for mechanical beach cleaning; and
4. Protect sea turtles from predation.

Any such development activity must include measures to restore the beach and vegetation pursuant to a plan approved by Federal and State agencies having appropriate jurisdiction. Existing vegetation shall not be removed unless the applicant agrees to a mitigation plan to ensure that re-vegetation occurs.

Appropriate Federal and State agencies having jurisdiction shall approve mitigation plans and establish the appropriate re-vegetation ratio in cooperation with the Planning and Development Services Department.

**Policy 5-1.5.2: Protect Sea Turtles From Land Development Activities.** Islamorada, Village of Islands shall protect sea turtles from land development activities. Land Development Regulations shall be maintained to accomplish the following:

1. Restrict existing and prohibit new beachfront outdoor lighting in the vicinity of nesting

- areas;
2. Prohibit structures within fifty (50) feet of the crest of the landward toe of the beach or berm for any beach which is known to serve as an active nesting area, where a beach or berm cannot be determined a one hundred (100) foot setback from the mean high water line shall be required; and
  3. Establish general standards for coastal construction in the vicinity of active nesting areas; and
  4. Require removal of invasive exotic vegetation from development sites with beach or berm as a condition of development approval for adjacent uplands.
  5. Beaches known to serve as nesting areas for sea turtles are those areas documented as such on the Village's threatened and endangered species maps and any areas for which nesting or nesting attempts ('crawls') have been otherwise documented. Within mapped nesting areas, the Director of Planning and Development Services may, in cooperation with the Florida Department of Environmental Protection, determine that specific segments of shoreline have been previously, lawfully altered to such a degree that suitable nesting habitat for sea turtles is no longer present. In such cases, the Director may recommend reasonable measures to restore the nesting habitat. If such measures are not feasible, the Director will waive the setback requirements of this paragraph. Restoration of suitable nesting habitat will be required for unlawfully altered beaches.

**Policy 5-1.5.3: Support the Efforts of Save A Turtle, Inc.** Islamorada, Village of Islands shall support and, when appropriate, assist the conservation efforts of Save A Turtle, Inc.

**Policy 5-1.5.4: Attend Sea Turtle Training.** Staff of the Planning and Development Services shall attend routine DEP training sessions in sea turtle handling. This training shall qualify staff to handle marine turtles and their eggs, as appropriate, when they are observed during beach site inspections.

**Policy 5-1.5.5: Identify Sea Turtle Nesting Areas.** Islamorada, Village of Islands shall identify beach-nesting habitat of sea turtles as priority acquisition sites for conservation purposes. Particular emphasis shall be placed upon acquisition of undisturbed beaches which are located within platted subdivisions with infrastructure.

**Policy 5-1.5.6: Stabilize Natural Shoreline and Beach or Berm.** Land Development Regulations shall specify criteria for beach re-nourishment projects. Shoreline development shall be restricted in order to preserve natural shorelines, beaches and berms. Rigid shore protection structures shall not be permitted. When beach re-nourishment projects are needed, the berm system shall be restored, as necessary, utilizing native vegetation. Sand used in beach re-nourishment projects must meet all applicable criteria for the maintenance and enhancement of sea turtle nesting habitat, including grain size, composition and percent clay.

**Policy 5-1.5.7: Maintain Beach Re-nourishment Standards.** Any proposed beach re-nourishment project shall meet standards of best management practices and shall receive permits from all Federal and State agencies having jurisdiction, including the DEP. Sand used in beach re-nourishment projects must meet all applicable criteria for the maintenance and enhancement of sea turtle nesting habitat, including grain size, composition and percent clay. Islamorada, Village of Islands shall maintain Land Development Regulations that contain specific criteria for beach re-nourishment projects.

**Policy 5-1.5.8: Restrict Operation of Vehicles on Beaches and Shorelines.** Islamorada, Village of Islands shall continue to enforce restrictions that prohibit any motorized vehicle on

any Village beach or shoreline, except mechanical beach cleaning equipment, public safety and emergency vehicles, and vehicles permitted by the DEP.

**Policy 5-1.5.9: Maintain and Re-establish the Beach and Berm System.** Islamorada, Village of Islands Land Development Regulations shall require beach and system restoration where development is proposed on the upland adjacent to disturbed beach and/or berm habitats.

**Policy 5-1.5.10: Prohibit Activities Involving Direct Illumination of Designated Sea Turtle Nesting Areas.** Islamorada, Village of Islands shall prohibit activities involving direct illumination of designated sea turtle nesting areas at nighttime during the nesting season for the protection of nesting females, nests, and hatchling marine turtles, including:

1. The operation of all motorized vehicles except emergency and law enforcement vehicles or those permitted on the beach for marine turtle conservation or research; and
2. The building of campfires or bonfires.

**Policy 5-1.5.11: Maintain Procedures for Enforcement and Penalties.** Land Development Regulations shall be maintained which establish penalties for non-compliance with sea turtle protection policies sufficient to discourage violations. Enforcement capability should be adequate to respond to possible violations within the timeframe necessary to prevent continued and prolonged impacts to marine turtles and hatchlings.

**Policy 5-1.5.12: Restore Modified Shorelines on Open Water.** Within one year of the effective date of the Comprehensive Plan, Islamorada, Village of Islands shall adopt Land Development Regulations that require properties with hardened shorelines on open water to submit an implementation plan for restoration of the natural shoreline when undergoing new development or substantial improvement to existing development. The restoration must occur prior to the proposed construction to the maximum extent practicable as determined by the Planning and Development Services Director. The posting of bonds or other sureties pursuant the Land Development Regulations will be acceptable.

**OBJECTIVE 5-1.6: MINIMIZE COASTAL HAZARDS.** Land Development Regulations shall be maintained which regulate development activities in a manner that minimizes the danger to life and property occasioned by hurricane events.

**Policy 5-1.6.1: Coastal High Hazard Area Defined.** As defined by 163.3178, F.S., the coastal high hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

**Policy 5-1.6.2: Manage Coastal Hazards and Coordinate Updates of the Hazard Mitigation Plan.** Islamorada, Village of Islands shall continue to participate in the Monroe County Technical Coordinating Committee to prepare the hazard mitigation component of the Local Mitigation Strategy Plan. The Village shall enforce more restrictive land use controls within the coastal high hazard area than in areas outside of the coastal high hazard, including but not limited to:

1. Mandating that all development and redevelopment within the coastal high hazard area comply with the following regulatory techniques for hazard mitigation:
  - a. State and local regulations to establish shoreline setbacks, as well as applicable State and local construction codes regulating construction activity in coastal areas;

- b. Surface water management improvements, which mitigate loss of floodplain and comply with adopted surface water management level of service standards for drainage;
  - c. Publicly funded infrastructure shall not be built within the coastal high hazard area unless the facility is for the protection of public health, safety and welfare; and
  - d. Land use controls shall ensure that wetlands are preserved and protected from the adverse impacts of development.
2. A multi-agency site plan review process shall be initiated to ensure that all proposed development or redevelopment having potential adverse impacts on water quality, wetlands, shoreline stabilization, natural habitats, fish or wildlife, hurricane evacuation or other coastal resources shall be coordinated with County, State, Federal or regional agencies having jurisdiction. A primary function of this review process shall be to effectively reconcile hazard mitigation issues prior to issuance of any development orders.

**Policy 5-1.6.3: Maintain a Local Hazard Mitigation Strategy and Post Disaster Redevelopment Program.** Islamorada, Village of Islands shall implement a Local Mitigation Strategy for hazard mitigation and a Post Disaster Redevelopment Plan to increase public safety and reduce damages and public expenditures.

*[Policy 5-1.6.4 deleted pursuant to Ordinance No. 09-23]*

**Policy 5-1.6.5: Identify Areas Particularly Susceptible To Damage Within The CHHA.** The Local Mitigation Strategy shall identify areas particularly susceptible to damage within the CHHA, including FEMA designated V-zones within the Village and repetitive loss areas as defined by FEMA's analytical model, and shall specify procedures for relocating or replacing public infrastructure away from these locations, where feasible.

**Policy 5-1.6.6: Limit Redevelopment in CHHA.** Islamorada, Village of Islands shall limit redevelopment in areas within the CHHA shown by the Local Mitigation Strategy to be particularly susceptible to repeated damage. Criteria for assessing redevelopment potential for these properties shall be addressed within the Post Disaster Redevelopment Plan, to be prepared pursuant to Policy 5-1.6.3.

**Policy 5-1.6.7: Restore or Enhance Disturbed or Degraded Natural Resources.** Islamorada, Village of Islands shall maintain a framework to restore or enhance publicly owned disturbed or degraded natural resources, including beaches and dunes, estuaries, wetlands and drainage systems, and shall maintain regulations to mitigate future disruptions or degradations.

**Policy 5-1.6.8: Implement General Hazard Mitigation By Restricting the Density/Intensity of Development.** Maximum densities and intensities within the Coastal High Hazard Area shall be restricted by the densities and intensities established pursuant to the Policy 1-2.1.4, in conjunction with open space requirements established by Policy 1-2.1.6, of the Future Land Use Element of this Plan. Based upon the findings of the adopted Local Mitigation Strategy, within the Land Development Regulations, densities and intensities permitted within locations indicated by the Local Mitigation Strategy may be further restricted.

**Policy 5-1.6.9: Identify the Erosion and Sedimentation Problem Areas.** Islamorada, Village of Islands shall identify erosion and sedimentation problem areas within its jurisdiction. The adopted Stormwater Management Master Plan addresses drainage improvements required for these areas to mitigate erosion and sedimentation problems.

**Policy 5-1.6.10: Identify Shorelines with Serious Erosion Problems.** Islamorada, Village of Islands shall identify shoreline areas on public and private lands where there is evidence of

serious shoreline erosion and shall assess options for shoreline stabilization consistent with Policies 5-1.1.2, 3, 4, and 5.

**OBJECTIVE 5-1.7: IMPLEMENT POLICIES CONTROLLING POLLUTANT DISCHARGES INTO SURFACE WATERS FROM DREDGE AND FILL ACTIVITIES.** Land Development Regulations shall be maintained that continue to implement policies controlling pollutant discharges into surface waters from dredge and fill activities.

**Policy 5-1.7.1: Support County, State and Federal Policies.** Islamorada, Village of Islands shall support County, State and Federal policies and regulations concerning the permitting of dredge and fill activity, except in those instances where more stringent regulations, as adopted by the Village, shall supersede other agency standards.

**Policy 5-1.7.2: Prohibit New Dredging.** No new dredging shall be permitted within the Islamorada, Village of Islands.

**Policy 5-1.7.3: Protect Seagrass and Facilitate the Establishment of Marine Vegetation.** No maintenance dredging shall be permitted within areas vegetated with seagrass beds or characterized by hard bottom communities except for maintenance in public navigation channels. To facilitate the establishment of bottom vegetation, maintenance dredging in artificial waterways shall not exceed depths greater than minus six (-6) feet mean low water (MLW).

**Policy 5-1.7.4: Placement of Dredged Spoil.** All dredged spoil resulting from maintenance dredging shall be placed on permitted upland sites where drainage can be contained on-site.

**Policy 5-1.7.5: Prohibit the Placement of Fill in VE Flood Zones.** Land Development Regulations shall prohibit the placement of fill in VE Flood Zones, unless specifically allowed as part of a permitted beach re-nourishment project.

**Policy 5-1.7.6: After the Fact Permits for Dredge and Fill.** No 'after-the-fact' permits shall be issued that violate Islamorada, Village of Islands dredge and fill regulations. All illegal structures and fill shall be removed and damages mitigated.

**Policy 5-1.7.7: Develop Monetary Penalties for Dredge and Fill Violations.** Islamorada, Village of Islands shall maintain a schedule of monetary penalties that provides for fair and equitable penalties for all dredge and fill violations. Penalty revenues obtained from these violations shall be set aside and used specifically for water quality enhancement projects.

**OBJECTIVE 5-1.8: LIMIT PUBLIC SUBSIDY OF DEVELOPMENT IN THE COASTAL HIGH HAZARD AREA.** Islamorada, Village of Islands shall continue to limit public expenditures that subsidize private development permitted in the coastal high hazard area, including high velocity storm surge areas. However, public funds for improved public facilities, such as improvements to roads, potable water, wastewater or drainage included in the Capital Improvements Element and water dependent structures, such as beach access ways, piers and beach re-nourishment activities, may be permitted where consistent with the Land Development Regulations and approved by State and Federal agencies having jurisdiction.

**Policy 5-1.8.1: Inventory Existing Infrastructure in the Coastal High-Hazard Area.** Islamorada, Village of Islands shall maintain a list of infrastructure facilities located in the Coastal High-Hazard Area (CHHA), which could be relocated, mitigated or replaced, should State funding become available for such activities. Infrastructure is defined as roads, bridges,

stormwater and wastewater management systems and potable water facilities. The Village shall give priority for relocating, mitigating or replacing infrastructure facilities located in the high velocity storm surge areas.

**Policy 5-1.8.2: Restrict Future Infrastructure in the Coastal High Hazard Area.**

Islamorada, Village of Islands shall continue to allow infrastructure facilities to be constructed within the CHHA provided that the facilities are necessary to serve the existing and/or future population projected in the Comprehensive Plan, and are constructed in a manner that minimizes the impacts from storm events if required to address an existing condition.

**Policy 5-1.8.3: Limit Public Expenditures in the CHHA.**

Islamorada, Village of Islands shall limit public expenditures for infrastructure improvements, which subsidize development in designated coastal high hazard areas. Infrastructure improvements are defined as those activities (construction of roads, bridges, sewer and water plants), which lead to an increase in the capacity of a facility and allow for an additional number of facility users. Improvements to a facility which address an existing deficiency are not governed by this policy.

**OBJECTIVE 5-1.9: AVOID POPULATION CONCENTRATIONS IN THE COASTAL HIGH HAZARD AREA.**

Islamorada, Village of Islands shall direct population concentrations away from the Coastal High Hazard Area (CHHA) by not increasing the density of residential development and redevelopment within the CHHA above what is allowed by Policy 1-2.1.4. This policy mandates maximum density thresholds for properties within the CHHA. The density threshold varies with the severity of environmental constraints of each site and the proximity of the site to the shoreline. The intent of the density allocation is to direct population concentrations away from CHHA to the greatest extent consistent with the State Comprehensive Plan's private property rights goal and related policies.

**Policy 5-1.9.1: Restrict Development in Coastal High Hazard Areas.** Islamorada, Village of Islands shall continue to allow development within the CHHA. However, the Village shall direct population concentrations, including non-residential development away from the areas designated as high velocity storm surge area. Residential development and/or redevelopment in the CHHA shall not exceed the residential densities as adopted under Policy 1-2.1.4 for that property.

**Policy 5-1.9.2: The CHHA Shall Include FEMA Velocity Zones.** Coastal High Hazard Areas shall include those areas within the Federal Emergency Management Agency designated V (velocity) zones and those areas which are seaward of the coastal construction control line.

**OBJECTIVE 5-1.10: COORDINATE HURRICANE EVACUATION.** Islamorada, Village of Islands shall coordinate with Monroe County in hurricane evacuation through the implementation of the following policies:

**Policy 5-1.10.1: Provide Hurricane Evacuation Logistical Support.** In order to prevent evacuees crowding roads and shelters, Islamorada, Village of Islands shall coordinate with Monroe County in disseminating information concerning the need of residents to evacuate at various hurricane threat levels. The Village shall coordinate with the Monroe County Emergency Management Director in assisting implementation of the Monroe County campaign to educate the general citizenry regarding emergency preparedness plans, including specific citizen directives.

**Policy 5-1.10.2: Coordinate With Monroe County in Emergency Preparedness.** In order to provide for safe and efficient evacuation of the residents of Islamorada in the event of a hurricane, Islamorada, Village of Islands shall coordinate with Monroe County in annually updating the Local Mitigation Strategy Plan and in updating hurricane evacuation shelter

assignments as well as other policy formulation surrounding land use and emergency preparedness. This update shall enable Monroe County and the incorporated municipalities to plan for future population densities, which will neither adversely impact the efficiency of the evacuation plan nor increase evacuation times.

**Policy 5-1.10.3: Ensure Village Hurricane Preparedness.** Islamorada, Village of Islands shall maintain an operational policy for managing public facilities, including transportation, in the event of a major hurricane. The operational policy will identify a strategy for ensuring a safe and efficient Post Disaster Management Plan. In addition, the Village will participate in the State's Carrying Capacity and Hurricane Evacuation studies, and shall evaluate the findings and recommendations and where appropriate and based on a finding that the recommendations of these studies are consistent with the goals and objectives of the Comprehensive Plan, shall amend the Comprehensive Plan.

**Policy 5-1.10.4: Designate U.S. 1 the Primary Evacuation Route.** Islamorada, Village of Islands shall designate U.S. 1 as the primary evacuation route out of Islamorada as part of the Peacetime Emergency Plan. Pursuant to Policy 2-1.6.3 of the Transportation Element, the Village shall cooperate with other Monroe County jurisdictions to work towards achieving and maintaining a 24 hour evacuation of the Florida Keys.

**Policy 5-1.10.5: Ensure A Quick Re-Entry Into the Village Following an Evacuation.** Islamorada, Village of Islands shall work with the appropriate agencies to develop a program for ensuring quick re-entry by Village residents into Islamorada following an evacuation.

**OBJECTIVE 5-1.11: FACILITATE POST-DISASTER REDEVELOPMENT.** The Local Mitigation Strategy Plan shall be updated every five years in coordination with the Monroe County Local Mitigation Work Group to reduce or eliminate exposure of human life and public and private property to natural hazards. In addition, the Village shall develop local plan components including development of policies for managing recovery operations through the Recovery Task Force.

**Policy 5-1.11.1: Recovery Operations.** Islamorada, Village of Islands shall ensure that the Local Mitigation Strategy includes strategies for post-disaster recovery operations. As part of the post disaster recovery planning process the Village Council shall appoint a Recovery Task Force comprised of the Village Manager, the Assistant Village Manager, the Planning and Development Services Director and others as determined by the Village Council. The Recovery Task Force shall be responsible for assessing the conditions following a hurricane or other similar disaster and shall propose strategic actions necessary to establish order and reestablish communication and basic service delivery systems necessary for health, safety and welfare.

**Policy 5-1.11.2: Conduct Post Hurricane Assessments.** The Recovery Task Force shall coordinate their management plan with the Monroe County Emergency Management Office for compliance with the Local Peacetime Emergency Plan and shall present the management plan to the Village Council for review and approval. The management plan should provide a basis for considering the following activities during times of natural disaster:

1. Ensure a means to restore economic activity;
2. Establish a framework for deciding whether to implement a temporary moratorium on building activity as may be required for public safety;
3. Develop procedures for reviewing and deciding upon emergency building permits;
4. Coordinate with State and Federal officials to prepare disaster assistance applications;
5. Analyze and recommend to the Village Council hazard mitigation options, including reconstruction or relocation of damaged public facilities;



6. Develop a redevelopment plan; and
7. Recommend amendments to the Local Peacetime Emergency Plan and other appropriate policies and procedures.

**Policy 5-1.11.3: Coordinate Repair and Clean Up.** In planning post-disaster redevelopment activities, factors to be considered in order to protect the public health and safety shall include:

1. Repairs to potable water, wastewater and power facilities;
2. Removal of debris;
3. Stabilization or removal of structures in a perilous condition;
4. Minimal repairs to make structures habitable; and
5. Emergency repairs related to environmental damage.

These considerations shall receive first priority when determining the appropriateness of emergency building permits. Long term redevelopment activities shall be postponed until the Recovery Task Force has coordinated immediate repair and clean-up operations.

**Policy 5-1.11.4: Propose Hazard Mitigation and Comprehensive Plan Amendments.** The Recovery Task Force shall propose needed Comprehensive Plan amendments to reflect the recommendations, contained in any inter-agency hazard mitigation reports or other reports.

**Policy 5-1.11.5: Manage Redevelopment Activities.** Islamorada, Village of Islands shall manage unanticipated future redevelopment activities necessitated by hurricane events or other natural disasters through this Comprehensive Plan and adopted Land Development Regulations.

**Policy 5-1.11.6: Review Post Disaster Management Alternatives.** The Recovery Task Force shall be charged with the responsibility for reviewing available alternatives for managing damaged public facilities following a hurricane event. The Task Force shall evaluate future options for such facilities including, but not limited to abandonment, repair in place, relocation and reconstruction with structural modifications. The Task Force shall consider these options based on the following considerations:

1. Construction and maintenance costs;
2. Recurring damages;
3. Impacts on land use, the environment, and the public sector;
4. Repair to any public facilities that shall be deemed historic structures according to the inventory of the National Register of Historic Places shall be guided by the Secretary of the Interior's Guidelines for Rehabilitation; and
5. Other relevant factors.

**Policy 5-1.11.7: Maintain a Contingency Fund for Disaster Assistance.** Islamorada, Village of Islands shall maintain a contingency fund in order to cover the Village's required match for disaster assistance grants.

**Policy 5-1.11.8: Regulate Redevelopment of Non-Conforming Structures.** If a non-conforming structure is substantially damaged (based on the definition in Chapter 161, F.S.) or abandoned, it shall be rebuilt only to the extent that complies with the current Flood Plain Management standards for the affected property.

**OBJECTIVE 5-1.12: REGULATE ACCESS TO PUBLIC BEACHES AND SHORELINES.** Islamorada, Village of Islands shall maintain land use policies that promote continuance of the existing shoreline access and water dependent and related activities described in the Coastal Management

Element data inventory and analysis. Beaches shall remain unobstructed and, to the extent lawful, no barriers shall be erected which prevents pedestrian access along the shoreline, subject to reasonable regulations, such as closing times, access, protection of endangered species and use. As such, the Village shall enforce standards contained within the following policies:

**Policy 5-1.12.1: Maintain Designated Beach Accesses.** Islamorada, Village of Islands shall continue to maintain all designated public beach access points.

**Policy 5-1.12.2: Provide Beach Access at Publicly Funded Oceanfront Developments.** Publicly funded projects that improve, change or in some way support shorefront development shall provide for public access to the shoreline, as well as the necessary support facilities and services, such as boardwalks, beach/dune walkovers, parking lots and restrooms.

**Policy 5-1.12.3: Consider Scenic Views in Site Plans.** The Land Development Regulations shall include stipulations requiring site plans for waterfront sites to include design measures, which provide, enhance and preserve scenic views of the water from public rights-of-way. Structures along the shoreline shall be regulated through the Land Development Regulations that prevent walling-off of water front views. Site plan and building criteria in the Land Development Regulations shall also prevent adverse impacts on natural coastal resources.

**OBJECTIVE 5-1.13: PROTECT HISTORIC RESOURCES.** Islamorada, Village of Islands shall ensure protection of historic resources and shall ensure that there shall be no loss of historic resources on Village-owned property. Land Development Regulations shall ensure that historic resources on public and private property shall be protected, preserved or re-used in a manner sensitive to the historic properties of the site and/or structure.

**Policy 5-1.13.1: Promote Identification of the Village's Historic, Archaeological and Cultural Resources.** Islamorada, Village of Islands shall ensure that all municipal actions encourage and promote the preservation of the Village's historic resources. To this end the Village shall coordinate with the State Division of Historic Resources (DHR), local historical groups and other groups to identify, document and preserve the Village's historical, archaeological and cultural resources. The Village shall update the Historic and Archeological Resource Map as data becomes available and is approved by the DHR.

**Policy 5-1.13.2: Implement Performance Standards for Protecting Sites of Historic or Archaeological Significance.** Land Development Regulations shall address adverse impacts to historic or archaeological sites of significance created by development or redevelopment of the site.

**OBJECTIVE 5-1.14: IDENTIFY PUBLIC FACILITY LEVEL OF SERVICE STANDARDS IN THE COASTAL AREA.** Islamorada, Village of Islands adopts those levels of service standards for infrastructure in the coastal area as cited in Policy 4-1.1.2 of the Public Facilities Element and the Concurrency Management System cited in Policy 9-1.2.1 of the Capital Improvements Element.

**Policy 5-1.14.1: Ensure Available Infrastructure and Coordinate Timing and Staging of Public Facilities with Private Development.** Islamorada, Village of Islands shall maintain Land Development Regulations which ensure that future development is directed only to those areas where public facilities, which meet the Village's adopted level of service standards, are available concurrent with the impacts of the development or redevelopment. The Village shall ensure that funds for future needed infrastructure improvements are phased to coincide with demands generated by development or redevelopment. The infrastructure shall be designed in a manner consistent with the existing and projected future demands generated by

development and redevelopment, at the densities permitted through the Future Land Use Element of this Plan. In order to ensure appropriate timing and staging, no development order shall be granted until a plan is submitted by the developer/applicant to the Village which demonstrates that all required infrastructure shall be in place and available for use by the development concurrent with the impacts of development. The infrastructure shall also be consistent with applicable local, regional and State coastal resource protection policies.

**OBJECTIVE 5-1.15: ENSURE INTERGOVERNMENTAL COORDINATION WITHIN THE COASTAL AREA.** Islamorada, Village of Islands shall establish an intergovernmental coordination mechanism in order to manage coastal resources within the jurisdiction of more than one local government or public agency. The Village shall assist other agencies in implementing appropriate portions of existing multi-jurisdictional resource planning and management plans addressing the coastal area, including management of surface water runoffs, impacts of development on coastal waters and living marine resources.

**Policy 5-1.15.1: Implement Policies for Intergovernmental Coordination within the Coastal Area.** Islamorada, Village of Islands shall coordinate with Monroe County and appropriate regional, State and Federal agencies in managing coastal resources. Management activities shall include, but not be limited to the following:

1. The Village shall coordinate the following coastal resource management issues that transcend jurisdictional lines with Monroe County:
  - a. Participate in County forums and technical review concerning emergency preparedness and hurricane evacuation issues and update of the Peacetime Emergency Plan, including emergency management strategies for hurricanes;
  - b. Participate in technical review and in formulation of policies concerning the U.S. 1 corridor, including stormwater management policies. This activity shall also be coordinated with the State DOT;
  - c. Public access issues shall be coordinated with Monroe County, including issues surrounding maintenance and improvements; and
  - d. Issues surrounding conservation of the shoreline of the Atlantic Ocean and Florida Bay shall be coordinated with Monroe County, the U.S. Army Corps of Engineers and DEP, as appropriate.
2. Islamorada, Village of Islands shall maintain a multi-agency development review process in order to coordinate intergovernmental and resource management issues surrounding proposed development and redevelopment. Islamorada, Village of Islands shall also incorporate procedures to ensure that all issues surrounding development impacting wetlands or other resources under Federal or State jurisdiction are managed based on timely coordination, exchange of information and appropriate follow-up by the Village and all agencies having jurisdiction. The Village shall require the applicant to get jurisdictional determinations from all appropriate agencies prior to the issuance of development orders or building permits for all sites within the Village. The Village shall coordinate with the U.S. Coast Guard, U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers, Florida Department of Environmental Protection, the South Florida Water Management District, the South Florida Regional Planning Council, and other Federal, State and regional agencies as may be appropriate in managing the following activities:
  - a. Islamorada, Village of Islands shall coordinate all development and resource conservation measures impacting the waters of the Atlantic Ocean and the Florida Bay with the above-cited agencies as well as other applicable public agencies. These activities shall include, but not be limited to review of proposed development potentially impacting natural resources, including development petitions for docks,

- shoreline stabilization, dredging or other alteration of natural resources under Federal or State jurisdiction;
- b. All applications for development activity impacting waters of the State or other lands under the jurisdiction of the State shall be coordinated with agencies having appropriate jurisdiction;
  - c. Islamorada, Village of Islands shall coordinate with technical staff within DEP and SFWMD in order to ensure implementation of sound principles and practices of coastal resource management during the development review process as well as in the formulation of policies impacting coastal resource management; and
  - d. Islamorada, Village of Islands shall coordinate with the SFWMD, DEP and other appropriate State agencies in matters surrounding stormwater management, drainage, water quality and quantity and consumptive use permitting.
3. Islamorada, Village of Islands shall coordinate on a continuing basis with the South Florida Regional Planning Council (SFRPC) in preparing Comprehensive Plan amendments which are consistent with the South Florida Regional Planning Council Comprehensive Plan. In addition, the Village shall coordinate other planning issues of regional significance with the SFRPC. The Village shall forward copies of development proposals within the coastal area to public agencies having jurisdiction in the management of potentially impacted natural resources.

**OBJECTIVE 5-1.16: CONTINUE EVALUATING COASTAL MANAGEMENT ELEMENT EFFECTIVENESS.** Islamorada, Village of Islands shall use the following policies as criteria in evaluating the effectiveness of the Coastal Management Element.

**Policy 5-1.16.1: Review the Impact of Changing Conditions on Coastal Management Policy.** Islamorada, Village of Islands shall monitor and evaluate significant changes in the characteristics of natural coastal resources. Policy implications of such changes shall be examined and corrective measures shall be pursued. Coastal management policies shall be refined as needed in order to remain responsive to evolving problems and issues.

**Policy 5-1.16.2: Schedule, Budget and Implement Programmed Activities.** The timely scheduling, programming, budgeting and implementation of programmed coastal management activities identified in this Element shall be evidence of the Village's effectiveness in carrying out a systematic program for implementing coastal management goals, objectives and policies.

**Policy 5-1.16.3: Coordinate with Public and Private Sectors.** While continually implementing and evaluating the Coastal Management Element, Islamorada, Village of Islands shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in coastal management policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving coastal management problems and issues.

**Policy 5-1.16.4: Achieve Effective Resolution of Coastal Management Goals, Objectives and Policies.** The effectiveness of the Coastal Management Element shall be measured by the Village's success in achieving coastal management goals, objectives and policies. The Coastal Management Element incorporates a systematic planning process for identifying coastal management problems and issues and implementing corrective actions.

**CHAPTER 6: CONSERVATION ELEMENT**  
(References Chapter 163.3177 and 9J-5.013, F.A.C.)

**§6.1: CONSERVATION GOALS, OBJECTIVES AND IMPLEMENTING POLICIES.** This section specifies goals, objectives, and implementing policies for the Conservation Element pursuant to Chapter 163.3177(6)(d), F.S., and Rule 9J-5.013(2), F.A.C.

**GOAL 6-1: CONSERVE NATURAL AND ENVIRONMENTAL RESOURCES.** Islamorada, Village of Islands shall conserve, manage, use and protect the natural and environmental resources within the Village based on their carrying capacity limitations to ensure continued resource availability and environmental quality.

**OBJECTIVE 6-1.1: MAINTAIN AIR QUALITY STANDARDS.** Islamorada, Village of Islands shall maintain the best possible air quality by meeting or exceeding State and Federal air quality standards through the implementation of the following policies:

**Policy 6-1.1.1: Support Enforcement of Air Quality Standards.** Islamorada, Village of Islands shall support enforcement of applicable State and Federal air quality standards in order to maintain and/or improve the existing air quality.

**Policy 6-1.1.2: Combat Erosion and Generation of Dust Particles.** Islamorada, Village of Islands shall require standards to prevent erosion and the generation of fugitive dust particles. These regulations shall require that measures be taken on building sites or cleared areas to ensure that exposed, destabilized or other altered soil is covered with an acceptable erosion control material during construction and expeditiously re-vegetated when the project is complete.

**OBJECTIVE 6-1.2: ENSURE WATER, INCLUDING POTABLE WATER, AVAILABILITY.** Islamorada, Village of Islands shall coordinate with the Florida Keys Aqueduct Authority to secure provision of water, including potable water, in sufficient quantities to meet present and projected needs, commensurate with reasonable demand through the implementation of the following policies:

**Policy 6-1.2.1: Ensure Potable Water Supply.** Islamorada, Village of Islands shall ensure that existing and new development shall be serviced with an adequate supply of water, including potable water, at levels of service indicated in Policy 4-1.1.3 of the Public Facilities Element, and that, at a minimum, meets State water quality standards.

**Policy 6-1.2.2: Protect and Conserve Potable Water Supply.** Islamorada, Village of Islands shall continue to conserve and protect the quality of current and projected future water supply. In order to assist implementation of the water conservation policies of the South Florida Water Management District (SFWMD) and the Florida Keys Aqueduct Authority (FKAA) and to achieve a reduction in the current rates of water consumption, the following standards shall be in effect:

1. Potable water shall be conserved through enforcement of conservation measures;
2. The Village shall continue to enforce the provisions of Chapter 34-34 of the Code specifically:
  - Chapter 34-34(a) requiring that irrigation with potable water on any property within the Village may occur between the hours of 5:00 p.m. and 9:00 a.m. only;
  - Chapter 34-34(b) requiring that irrigation systems installed after 2003 shall include a water sensing device that shall automatically discontinue irrigation during periods of rainfall.

3. The Village shall require the use of alternative water supplies such as treated wastewater, stormwater, cisterns and reverse osmosis systems for landscape irrigation for all new development and substantial redevelopment; and
4. The Village shall require the use of water-saving plumbing fixtures on all new development that meet the requirements of the Florida Building Code.

**Policy 6-1.2.3: Coordinate Water Conservation Practices with other Jurisdictions.** Islamorada, Village of Islands shall cooperate with local, regional, State and Federal agencies to maintain adequate fresh water supplies during dry periods and to conserve water where practicable. The Village shall coordinate with state, regional and county governments and other agencies having jurisdiction on water quantity and quality issues.

**Policy 6-1.2.4: Implement Water Demand Management Policies and Programs.** Islamorada, Village of Islands shall continue to cooperate with the Florida Keys Aqueduct Authority and the South Florida Water Management District to implement water demand management policies and programs consistent with the *Lower East Coast Water Supply Plan*, the *FKAA 20-Year Water Supply System Master Plan* and the Village's 10-Year Water Supply Facilities Work Plan.

**Policy 6-1.2.5: Conserve Water during Emergencies.** Islamorada, Village of Islands shall cooperate with FKAA and SFWMD to conserve water resources during emergencies.

**Policy 6-1.2.6: Coordinate With Florida Keys Aqueduct Authority.** Islamorada, Village of Islands shall update the administrative procedures, which mandates technical review of public facility plans during site plan review to be consistent with the Village's 10-Year Water Supply Facilities Work Plan. The procedures shall continue to mandate coordination among the developer, the Village and FKAA in order to efficiently manage potable water service system issues. Islamorada, Village of Islands shall not approve any development order unless the FKAA has reviewed and approved that project's water, including potable water service system, demand needs and ensures the availability of water at adopted LOS for the proposed development.

**OBJECTIVE 6-1.3: PROTECT FLOODPLAIN FUNCTIONS.** Islamorada, Village of Islands shall protect the natural functions of the 100-year floodplain.

**Policy 6-1.3.1: Enforce Policies to Maintain the Floodplain.** Islamorada, Village of Islands shall require surface water management and flood damage prevention regulations. New development encroaching into the 100-year floodplain shall incorporate flood protection measures sufficient to protect against the 100-year flood. Islamorada, Village of Islands shall maintain consistency with program policies of the National Flood Insurance Program. Islamorada, Village of Islands shall monitor new cost effective programs for minimizing flood damage. Such programs may include modification to construction setback requirements or other site design techniques, as well as upgraded building and construction techniques.

**OBJECTIVE 6-1.4: PROTECT NATURAL RESOURCES.** Islamorada, Village of Islands shall conserve and protect the remaining natural systems of the Village through appropriate land use designations and regulations, in recognition of the inherent values of these areas when left in their natural state. Islamorada, Village of Islands shall ensure that designated conservation land resources are protected based on locally determined criteria that further the goals, objectives and policies of the Conservation Element.

**Policy 6-1.4.1: Manage Conservation Lands.** Policies in this Element for managing environmentally sensitive natural systems, including but not limited to water resources, wetlands, native habitats and other natural resources shall be implemented through criteria in the Land Development Regulations. The natural resources identified in the Comprehensive Plan shall be protected and/or preserved pursuant to goals, objectives and policies stipulated in this Element. The Land Development Regulations shall provide detailed procedures and performance criteria to implement conservation and natural resource protection. However, in no instance shall Islamorada, Village of Islands adopt regulations that are less restrictive than existing Village regulations.

**Policy 6-1.4.2: Coordinate Natural Resource Management with Appropriate Agencies.** Islamorada, Village of Islands shall coordinate with the South Florida Water Management District, the South Florida Regional Planning Council, Monroe County, State agencies and other agencies concerned with managing natural resources. The Village may also coordinate with private environmental organizations and individuals interested in resource conservation. The goal of such coordinating activities shall be to protect the values and functions of natural systems.

**Policy 6-1.4.3: Implement the Comprehensive Plan Through Land Development Regulations.** Islamorada, Village of Islands shall maintain Land Development Regulations in order to:

1. Regulate future land use activities and natural resources identified on the FLUM;
2. Adequately protect property rights; and
3. Implement the goals, objectives and policies of the Comprehensive Plan.

**Policy 6-1.4.4: Regulate Development to Promote Natural Resource Conservation.** Islamorada, Village of Islands shall use the best available technical criteria and information to formulate regulations and ordinances which shall ensure that future development is compatible with the functioning and carrying capacity of existing natural systems and resources conservation.

**Policy 6-1.4.5: Require Site Plan Review.** Islamorada, Village of Islands shall require site plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites. Through the site plan review process the Village shall enforce qualitative and quantitative criteria governing the management of stormwater and the preservation of open space, native vegetation and wetlands, consistent with this Plan.

**Policy 6-1.4.6: Protect Flora and Fauna Having Special Status.** Islamorada, Village of Islands shall restrict development activities, which may adversely impact plant and animal species designated as having endangered, threatened or special concern by a State or Federal agency. These restrictions shall also apply to the Village's list of regionally important plant species. Islamorada, Village of Islands shall further protect native plants and animals by protecting natural areas through public acquisition and encouraging the dedication of conservation easements or deed restrictions.

**Policy 6-1.4.7: Promote the Recovery of Threatened and Endangered Plant Species.** Islamorada, Village of Islands shall work cooperatively with the Fish and Wildlife Service (FWS) to promote the recovery of plant species designated by the Federal government as threatened and endangered. Related activities shall include:

1. Identification of sites with key tree-cactus (*Cereus robinii*), and Small's milkpea (*Galactia smallii*);
2. Notification to the FWS when development proposals are received for sites having historic and/or current occurrences of Federally-designated plant species listed in 1., above;
3. Cooperation with the FWS in locating potential introduction sites for Federally designated plant species; and
4. Technical assistance, and where possible, financial assistance, with acquisition of:
  - a) sites having known populations of Federally-designated plant species; or
  - b) sites deemed highly suitable as reintroduction sites for such species.

**Policy 6-1.4.8: Develop a List of Priority Upland Habitat Acquisition Sites.** As part of the Land Acquisition Program a list of priority, native upland habitat acquisition sites shall be drafted and updated annually. This list shall be developed in consultation with Department of Community Affairs, the Department of Environmental Protection, the National Audubon Society Research Department, the Nature Conservancy, the Monroe County Land Authority and other agencies as appropriate. Priority native upland vegetation acquisition sites shall include those which:

1. Are determined to be high quality habitat;
2. Include plant species of special status;
3. Are documented habitat for wildlife species of special status;
4. Are located within Improved Subdivisions; and/or
5. Are documented as significant coastal upland natural communities by the Florida Natural Areas Inventory.

**Policy 6-1.4.9: Cooperate with the Monroe County Land Authority to Acquire Land Within Islamorada, Village of Islands.** Islamorada, Village of Islands Planning and Development Services Department shall work cooperatively with the Monroe County Land Authority to develop and administer the acquisition program established in Policy 1-3.1.3 to acquire environmentally sensitive lands. Islamorada, Village of Islands shall work cooperatively with the Monroe County Land Authority to develop land acquisition lists.

**Policy 6-1.4.10: Establish Criteria for Prioritizing Sites for Conservation Purposes.** Islamorada, Village of Islands shall continuously identify, in cooperation with the FWS and FWCC, the following as priority sites for acquisition or protection:

1. Nesting sites of the southern bald eagle (*Haliaeetus leucocephala*), osprey (*Pandion haliaetus*), the brown pelican (*Pelecanus occidentalis*) and the roseate tern (*Sterna dougallii*); and
2. Wintering grounds for the peregrine falcon (*Falco peregrinus*) and the piping plover (*Charadrius melodus*); and
3. Native upland habitats in private ownership used by species listed by a State or Federal agency as threatened or endangered, such as the Schaus' swallowtail butterfly, eastern indigo snake (*Drymarchon corais couperi*) and the white-crowned pigeon (*Columba leucocephala*); and
4. Disturbed habitat with potential for restoration or that provides wildlife corridors between existing environmentally sensitive lands or buffers environmentally sensitive lands from the encroachment of development; and
5. Transitional habitat with potential for wildlife corridors or tropical flyways.



Particular emphasis shall be placed upon acquisition of identified native upland sites located within residential subdivisions. These priority sites shall be identified on the Existing Conditions and Threatened and Endangered Animal Species Map.

**Policy 6-1.4.11: Identify Native Upland Habitats Used by the Schaus' Swallowtail Butterfly.** Islamorada, Village of Islands, in cooperation with the FWS and FWCC, shall identify the native upland habitats used by the Schaus' swallowtail butterfly, which are not protected in publicly-owned conservation lands.

**Policy 6-1.4.12: Protect the Schaus' Swallowtail Butterfly From Development Activities.** Islamorada, Village of Islands shall implement activities that prohibit the destruction of the Federally designated Schaus' swallowtail butterfly (*Heracles aristodemus ponceanus*).

**Policy 6-1.4.13: Encourage the Planting of Torchwood Within Schaus' Swallowtail Butterfly Habitat.** Islamorada, Village of Islands shall encourage planting of torchwood (*Amyris elemifera*) within the range of the Schaus' Swallowtail Butterfly habitat. Restoration sites shall be re-vegetated, in part, with torchwood. Tree donations for replacement shall include torchwood.

**Policy 6-1.4.14: Monitor FCAA Compliance with Federal Regulations Prohibiting Potable Water Hookups in Schaus' Swallowtail Butterfly Habitat.** Islamorada, Village of Islands shall monitor FCAA compliance with Federal regulations prohibiting potable water hookups to designated habitat areas of the Schaus, swallowtail butterfly (pursuant to FCAA Rules Chapter 48-7).

**Policy 6-1.4.15: Protect the Florida Tree Snail From Development Activities.** Islamorada, Village of Islands shall implement activities to prohibit the destruction of the State protected Florida Tree Snail (*Liguus fasciatus*).

**Policy 6-1.4.16: Identify Potential Introduction Sites for the Florida Tree Snail.** Islamorada, Village of Islands shall cooperate with the FWCC in locating potential introduction sites for the Florida Tree Snail including sites not currently in public ownership.

**Policy 6-1.4.17: Development Within Tropical Hardwood Hammock.** Islamorada, Village of Islands shall maintain Land Development Regulations implementing the Building Permit Allocation System (BPAS) described in Policy 1-3.1.1. The Village shall provide disincentives in the BPAS to developments proposed within hardwood hammocks which may adversely impact plant and animal species designated as endangered, threatened or of special concern by a State or Federal agency. These regulations shall also apply to the Village list of regionally important plant species.

**Policy 6-1.4.18: Manage Stormwater Run-off.** Islamorada, Village of Islands shall require the developer/owner of any site responsible for managing stormwater run-off from that site. All new development and substantially redeveloped property shall comply with standards adopted for stormwater management in the Land Development Regulations.

**Policy 6-1.4.19: Enforce Land Development Activities to Protect Natural Resources.** Islamorada, Village of Islands shall strictly enforce all Land Development Regulations designed to protect and conserve natural resources and shall support the enforcement of related State and Federal regulations.

**OBJECTIVE 6-1.5: MAINTAIN SURFACE WATER QUALITY AND QUANTITY.** Islamorada, Village of Islands shall require Land Development Regulations to help maintain the environmental health of Florida Bay, the Atlantic Ocean and all surface waters within its jurisdiction, in order to protect the economic and social well being of its citizens. The Village shall help ensure that the ambient water quality of near shore waters meets or exceeds State standards for Class III Outstanding Florida Waters.

**Policy 6-1.5.1: Protect Water Quality Through Surface Water Management and Land Use Planning.** Land Development Regulations shall incorporate the following standards to protect the quality of the Village's water resources and to conform to the Principles for Guiding Development in the Florida Keys Area of Critical State Concern and the policies of the Florida Keys National Marine Sanctuary:

1. Surface water management systems shall be designed and operated consistent with the Village's adopted drainage level of service (reference Policy 4-1.1.1) and applicable State, Federal, and regional standards;
2. Applications for development shall include a surface water management plan that meets the adopted requirements of the Land Development Regulations; and
3. Provisions shall be incorporated into the Land Development Regulations that all development shall be designed to protect or enhance water quality. The use of nearshore waters for activities that are contrary to the public interest and do not satisfy a community need shall be prohibited.

**Policy 6-1.5.2: Regulate Wastewater Treatment Discharge to Preserve Water Quality.** The Land Development Regulations shall incorporate performance standards consistent with State wastewater discharge treatment requirements in order to protect water quality.

**Policy 6-1.5.3: Preserve and Enhance the Atlantic Ocean and Florida Bay Shorelines.** In order to stabilize areas susceptible to shoreline erosion, the Land Development Regulations shall require that all new development preserve native shoreline vegetation and include plantings of native vegetation along shorelines that are eroding. Where exotic vegetation is present, such vegetation shall be removed and shall be replaced with native plant species.

**Policy 6-1.5.4: Protect and Conserve Outstanding Florida Waters.** The Land Development Regulations shall prohibit development activities that adversely impact water quality, contribute to shoreline erosion and sedimentation or negatively impact wetlands.

**OBJECTIVE 6-1.6: PROTECT AND PRESERVE WETLANDS.** Islamorada, Village of Islands shall maintain criteria designed to protect and preserve wetlands from physical and hydrologic alteration consistent with Objectives 5-1.2 and 5-1.3.

**Policy 6-1.6.1: Protect Upland Buffer Areas.** The upland buffer area is located landward of the upland edge of a wetland (i.e. landward of the upland/wetland jurisdictional line) extending up to fifty (50) feet as described in Policy 5-1.1.10. Islamorada, Village of Islands shall restrict development within the buffer area pursuant to Objectives 5-1.2 and 5-1.3 other than the following:

1. Utility pilings;
2. Pilings for elevated walkways and docks; and
3. Access ways to structures, located on upland or disturbed salt marsh and buttonwood wetlands and included within the same property, for which there is no alternate means of access. Such access shall be by elevated structure that is designed and constructed such that

the natural movement of water, including volume, rate and direction of flow shall not be substantially disrupted or altered.

The Land Development Regulations shall incorporate specific standards for upland buffers.

**Policy 6-1.6.2: Dedicate Conservation Easements or Reservations.** Islamorada, Village of Islands shall protect and preserve wetlands and upland buffer areas. The Village shall provide for the dedication of conservation easements or reservations where the dedication is reasonable in order to protect the value and function of a wetland or upland buffer area as determined by the Director of Planning & Development Services.

**Policy 6-1.6.3: Manage and Regulate Wetlands.** Wetlands shall be used for purposes that are compatible with their natural values and functions. Islamorada, Village of Islands shall provide these areas with the maximum possible protection. These protective requirements shall provide for the dedication of conservation easements for wetland preservation. Such policies shall be applied in order to protect and preserve natural resources which may be threatened by future development.

**OBJECTIVE 6-1.7: PROTECT NATIVE VEGETATION AND MARINE HABITATS.** Islamorada, Village of Islands shall provide criteria designed to protect and retain native vegetative communities and marine habitats. Native vegetative communities include tropical hardwood hammocks, wetlands, beaches and berms. Marine habitats include coral reefs, seagrass beds and hard-bottom communities.

**Policy 6-1.7.1: Protect Vegetative Communities and Marine Habitats.** Islamorada, Village of Islands shall provide for tree protection. Land clearing shall be used to manage and protect against development impacts on major vegetative communities and marine habitats. Additionally, these provisions shall mandate restoration in order to compensate for loss of vegetation and to enhance stabilization of shorelines impacted by development.

**Policy 6-1.7.2: Preserve Native Plant Communities.** Islamorada, Village of Islands shall maintain regulations providing for tree protection and land clearing which mandate that new development preserve, at a minimum, all undisturbed wetlands and ninety (90) percent of high quality tropical hardwood hammocks on the parcel being developed (Policy 5-1.4.1 and Policy 6-1.7.6). These regulations shall further provide for the preservation and/or transplantation of plant species that have been designated as endangered, threatened or of special concern by a State or Federal agency. These regulations shall also apply to the Village's list of regionally important plant species. An incentive program shall be provided for conservation of upland areas containing these plant communities and species.

**Policy 6-1.7.3: Remove Invasive Exotic Vegetation.** Islamorada, Village of Islands shall require the owner/applicant to remove all invasive exotic vegetation from the subject site as a condition for new development. The site shall be maintained free of invasive exotic vegetation for a period of at least one year. The list of invasive exotic vegetation will be developed pursuant to the Florida Exotic Pest Plant Council annual recommendations.

**Policy 6-1.7.4: Include Identification of Measures For Protecting Native Upland Vegetation.** Environmental Impact Assessments shall include identification of measures for protecting native upland vegetation. Successful implementation of these measures shall be required as a condition of issuance of a Certificate of Occupancy or Completion.

**Policy 6-1.7.5: Define Open Space.** *Open space* shall mean the portion of any parcel or area of land or water which is required to be maintained such that the area within its boundaries is open or vegetated and unobstructed from the ground to the sky. There shall be no disturbance of the ground surface and vegetation within required open space areas. The required open space shall remain vegetated with native vegetation. *Open space ratio (O.S.R.)* means the percentage of the total gross area of a parcel that is open space.

**Policy 6-1.7.6: Open Space Requirements for Vegetated Communities.** Islamorada, Village of Islands shall require the provision of open space as a part of a development plan in order to ensure the continued existence of natural wildlife habitat and to provide open green areas for the movement, aesthetics and safety of the human population utilizing the development. Open space areas shall be designated and treated in such a manner as to maintain their integrity whether their primary purpose is to serve as natural wildlife habitat or as cultivated, landscaped space. No land shall be developed, used or occupied such that the amount of open space on the parcel proposed for development is less than the open space ratios listed below for each habitat. The open space requirements for native upland vegetation communities that exhibit functional integrity and viability shall meet or exceed these percentages, as follows:

**MINIMUM OPEN SPACE REQUIREMENT BY HABITAT CLASSIFICATION**

Habitat Classification	Minimum Open Space Requirement
Submerged Lands (Open water)	1.00
<b>Beach Berm</b>	0.90
<b>Mangrove and Freshwater Wetlands</b>	
Undisturbed	1.00
Disturbed	0.90
<b>Saltmarsh and Buttonwood Wetlands</b>	
Undisturbed	1.00
Disturbed	0.90
<b>High Hammock</b>	
High Quality	0.90
Moderate Quality	0.70
Low Quality	0.50
<b>Low Hammock</b>	
High Quality	0.90
Moderate Quality	0.70
Low Quality	0.50
<b>Disturbed</b>	
With Hammock	0.30
With Saltmarsh and Buttonwood	0.30
With Beach/Berm	0.30
With Exotics	0.20
Scarified	0.20

**Policy 6-1.7.7: Restrict Clearing of Native Vegetation to the Development Area.** Clearing of native vegetation shall be limited to the immediate development area. The immediate development area shall include the area of approved clearing shown on the approved site plan and shall be fenced throughout the duration of construction. During construction, there shall be no disturbances of the ground surface and native vegetation within required open space areas.

**Policy 6-1.7.8: Cluster Development in Sensitive Natural Areas.** Islamorada, Village of Islands shall require development to avoid sensitive natural areas to the maximum extent feasible. In the event development must be permitted, adverse impacts shall be mitigated by clustering.

Clustering requirements shall be as follows:

1. Development which may impact sensitive natural resources may be required to utilize reduced construction ‘footprints’, modified construction techniques, innovative construction techniques, land use and development techniques which minimize negative environmental impacts or results, and the like;
2. When a parcel proposed for development contains more than one (1) habitat type, development shall be:
  - a) clustered on the least sensitive portion of the parcel, until the maximum allowable density is reached;
  - b) if further development occurs, it shall be clustered on the next least sensitive portion of the parcel, until maximum allowable density is reached, etc.; and
  - c) development permitted on the least sensitive portion(s) of a parcel shall be clustered within that portion(s) of the parcel.
3. Modification of the development footprint to minimize the impact on existing native understory and canopy trees.

When a parcel proposed for development contains more than one (1) habitat type, all development shall be clustered on the least sensitive portions of the parcel. For the purpose of this policy, the relative sensitivity of separate habitat types shall be classified as shown below with Class I being the most sensitive and Class III being the least sensitive.

**Class I**

Saltmarsh and/or buttonwood association wetlands;  
Beach or berm;  
High hammock (high quality);  
Low hammock (high quality);  
High hammock (moderate quality);  
Low hammock (moderate quality);  
High hammock (low quality);  
Low hammock (low quality);

**Class II**

Disturbed beach or berm;  
Disturbed with salt marsh and/or buttonwood association wetlands (lawfully converted to disturbed uplands);  
Disturbed with high hammock;  
Disturbed with low hammock;

**Class III**

Disturbed; and  
Disturbed with exotics.

Development within the least sensitive habitat shall achieve the maximum density or intensity allowable and shall fully utilize the net buildable area of the habitat prior to expanding to the next least sensitive habitat type on the site.

**Policy 6-1.7.9: Allow Flexibility to Achieve Clustering.** Bulk regulations and development standards of the Land Development Regulations shall be reviewed and revised as to allow greater flexibility for clustering.

**Policy 6-1.7.10: Reduce Habitat Fragmentation.** All development shall be clustered in a manner that reduces habitat fragmentation and preserves the largest possible area of contiguous, undisturbed habitat(s). The Director of Planning and Development Services may vary the clustering requirements described above in order to reduce habitat fragmentation.

**Policy 6-1.7.11: Participate in Florida Champion Tree Program.** Islamorada, Village of Islands shall actively participate in the Florida Champion Tree Program of the Florida Department of Agriculture.

**Policy 6-1.7.12: Protect Champion and Specimen Trees.** Excluding those species identified in Policy 6-1.7.3, development shall not disturb the following vegetation:

1. Champion trees;
2. Specimen trees (diameter at breast height that is greater than seventy-five (75) percent of the record tree of the same species for the State of Florida); or
3. Plant species listed by the FWS as threatened and endangered.

**Policy 6-1.7.13: Minimize Impacts on the Native Plants.** Development shall be sited to minimize impacts on the following plants:

1. Species listed by the Florida Department of Agriculture and Consumer Services as threatened, endangered or commercially exploited (excluding those specifically protected by Policy 6-1.7.8);
2. Other locally rare native species as identified by the Planning and Development Services Department;
3. Native canopy trees with diameter at breast height (dbh) of three (3) inches or greater; and
4. Native under story trees with diameter at breast height (dbh) of three (3) inches or greater.

In those instances, where an applicant can demonstrate that avoidance of such species or trees is not possible by clustering or by an alternate design approach, then successful transplantation of such species shall be considered on-site. 'Successful' transplantation shall be deemed as one hundred (100) percent survival after a period of two (2) years.

Where the probability that transplanted plants will survive is low (as determined by the Director of Planning & Development Services), then the applicant shall be required to pay into a Village Restoration Fund or to donate nursery stock to the Village or State restoration projects. Donated nursery stock shall be identical in species composition, size and maturity to that which will be lost to construction. Stock of different species and/or maturity may be substituted with written approval from the Director of Planning & Development Services.

**OBJECTIVE 6-1.8: HABITAT RESTORATION PROGRAM.** Islamorada, Village of Islands shall initiate a program to restore and maintain disrupted marine, wetland, beach, berm and native upland vegetation systems on Village owned public lands, where practicable.

**Policy 6-1.8.1: Prioritize Wetland Restoration Sites.** Within five years of the effective date of the Comprehensive Plan, priority wetland restoration sites shall be drafted and updated every other year. This list shall be developed by the Village in consultation with representatives of the ACOE, EPA, FWS, DEP, and FWCC. Priority wetland restoration sites shall be those

disturbed wetlands having the greatest functional value as determined in the Florida Keys Advance Identification of Wetlands Program.

**Policy 6-1.8.2: Prioritize Upland Restoration Sites.** Within five years of the effective date of the Comprehensive Plan, a list of priority native upland vegetation restoration sites shall be drafted and updated every other year. This list shall be developed by Islamorada, Village of Islands in consultation with the Florida Department of Agriculture and Consumer Services (Division of Plant Industries), the Florida Natural Areas Inventory and the National Audubon Society Research Department. Priority upland restoration sites shall be identified based on findings of the general evaluation of upland vegetation. Priority sites shall be those disturbed areas where restoration will result in the greatest habitat benefit at the least cost. Candidate restoration sites shall include publicly-owned as well as privately-owned sites.

**Policy 6-1.8.3: Support the Restoration of Seagrass Beds.** Islamorada, Village of Islands shall cooperate with NOAA, EPA, DEP and FKNMS to restore seagrass beds within its jurisdiction.

**Policy 6-1.8.4: Program for the Removal of Invasive Exotic Vegetation from Village Owned Lands.** A program shall be maintained and updated every other year for removing invasive exotic vegetation from Village owned lands, including plans for re-vegetation.

**Policy 6-1.8.5: Maintain a Program to Restore Village Owned Beaches and Berms.** A program shall be maintained for restoring Village-owned beach/berm areas.

**Policy 6-1.8.6: Funding of Restoration Projects.** Restoration projects shall be completed as funding becomes available. Local, State and Federal funding sources shall be used to support restoration projects.

**Policy 6-1.8.7: Establish a Restoration Fund.** Islamorada, Village of Islands shall establish a restoration fund. This fund shall consist of monies paid, according to a designated fee structure, in lieu of tree relocation or replacement (pursuant to Policy 6-1.7.13). The fund shall be used to purchase trees for Village restoration projects on upland sites.

**OBJECTIVE 6-1.9: PROTECT FISHERIES, WILDLIFE AND WILDLIFE HABITATS.**

Islamorada, Village of Islands shall provide requirements designed to protect fisheries, wildlife and wildlife habitat from the adverse impacts of development by regulating the location, density and intensity of those activities that cause the adverse impact. Islamorada, Village of Islands shall enforce these requirements and shall coordinate with all Federal, State and local government agencies to promote protection of fisheries, wildlife and wildlife habitats. The requirements shall provide for flexible development alternatives, including density transfers from wetlands to adjacent uplands, allowing more flexible development options on developable portions of the site.

**Policy 6-1.9.1: Manage the Impacts of Development on Fisheries.** Islamorada, Village of Islands shall maintain procedures for coordinating with the appropriate Federal, State and local agencies when reviewing the potential impacts of development proposals on fisheries, including proposed subdivisions and site plan review petitions. Such coordination shall be designed to help identify potential adverse impacts of proposed development on marine habitats and fisheries. The procedures shall also contain parameters to preserve marine habitats and fisheries.

**Policy 6-1.9.2: Protect Wildlife and Wildlife Habitats.** Islamorada, Village of Islands shall restrict development activities known to adversely impact wildlife and wildlife habitats.

Islamorada, Village of Islands shall further protect wildlife and wildlife habitats by promoting public acquisition and through the dedication of conservation easements or deed restrictions.

**Policy 6-1.9.3: Update the Existing Conditions and Threatened and Endangered Species Map.** Within three years of the effective date of the Comprehensive Plan, Islamorada, Village of Islands shall cooperate with the FWCC, DEP and FWS to update the current Existing Conditions and Threatened and Endangered Species Map adopted from Monroe County, using the Village GIS. This map shall thereafter be updated every five (5) years.

**Policy 6-1.9.4: Coordinate with Interest Groups to Educate the Public.** Islamorada, Village of Islands shall coordinate with public interest groups to distribute educational pamphlets designed to promote knowledge and awareness of endangered, threatened and regionally important species.

**Policy 6-1.9.5: Require Habitat Analysis.** Islamorada, Village of Islands shall require a habitat analysis to be prepared and submitted as a part of a development application, for the following environmentally sensitive lands:

1. Tropical hardwood hammock as identified on the Existing Conditions Map; or
2. Wetlands as identified on the ADID maps; or
3. As determined by the Director of Planning and Development Services.

The Habitat Analysis shall analyze the distribution and quality of undisturbed lands within the parcel proposed to be developed. The habitat analysis shall include, at a minimum, the following:

1. A written methodology for completing the Habitat Analysis;
2. Requirements for integrating data regarding the historic sightings of rare and endangered species and critical nesting/feeding areas for birds; and
3. Evaluation criteria, which will differentiate high, medium and low quality habitat.

Before adoption, the revisions shall undergo scientific peer review by experts in terrestrial and wildlife ecology. To the extent possible, the reviewers shall include those individuals who participated in development of the existing HEI methodology adopted from Monroe County.

**Policy 6-1.9.6: Ensure Maintenance of Habitat Quality.** Once a development permit has been issued and site preparation has commenced, the habitat quality rating either resulting from the habitat analysis or as a result of the applicant's stipulation of high quality shall remain in perpetuity and all future development of the parcel shall conform to the applicable habitat and quality so analyzed or stipulated. This shall be assured by attachment of a deed restriction to run with the land, stating the amount of required open space. Likewise, a habitat analysis which is part of a development application or permit, which application for development is then denied or abandoned or which permit is abandoned or expired, shall be revised and resubmitted according to the applicable standards at the time of submittal of a new application for development.

**Policy 6-1.9.7: Protect Manatee Habitats.** Islamorada, Village of Islands shall promote protection of manatee habitats in a manner consistent with guidelines of the State Department of Environmental Protection (DEP). Applicants for expanding marinas shall provide environmental data related to manatee observations and manatee mortality.



**Policy 6-1.9.8: Ensure FKAA Compliance with Federal Regulations Prohibiting Potable Water Hookups Designated Eastern Indigo Snake Habitat.** Islamorada, Village of Islands shall monitor FKAA compliance with Federal regulations prohibiting water including potable water, hookups to designated habitat areas of the Eastern Indigo Snake (pursuant to FKAA Rules Chapter 48-7).

**OBJECTIVE 6-1.10: PREVENT POTENTIAL ADVERSE IMPACTS OF FUTURE MINING OF MINERALS AND MINERAL EXCAVATION ACTIVITIES.** No mining activities shall be permitted within Islamorada, Village of Islands in order to protect and preserve the natural systems that would potentially receive irretrievable losses from the impacts of such operations.

**Policy 6-1.10.1: Prohibit Mining Activities.** Islamorada, Village of Islands Land Development Regulations shall prohibit mining of minerals based on the retrievable losses that such intense activities may potentially impose on the Village's fragile coastal ecosystem. Mining shall include the extraction of minerals solely for the purpose of commercial sale. The Land Development Regulations shall prohibit the removal of coral from Village waters.

**OBJECTIVE 6-1.11: MANAGE DISPOSAL OF WASTES.** Islamorada, Village of Islands shall ensure that the generation, storage, transport and disposal of wastes in the Village are managed with the best available technology to protect environmental quality.

**Policy 6-1.11.1: Coordinate Solid and Hazardous Waste Disposal.** Islamorada, Village of Islands shall cooperate with the appropriate Federal, State and local agencies to assure that solid and hazardous wastes generated within the Village are properly managed to protect the environment.

**Policy 6-1.11.2: Manage Hazardous Waste.** Islamorada, Village of Islands shall incorporate development restrictions directed toward preserving natural systems. The Village shall manage hazardous waste in compliance with all appropriate Federal and State requirements.

**OBJECTIVE 6-1.12: PROTECT ARCHAEOLOGICAL AND HISTORIC RESOURCES.** Islamorada, Village of Islands shall ensure that future land development activities incorporate appropriate measures to prevent damage to archaeologically and historically significant resources of local, regional, State and National significance.

**Policy 6-1.12.1: Develop Programs to Protect Archaeological and Historic Sites.** Islamorada, Village of Islands shall coordinate with the State and Federal government to develop programs for implementing Village, State and Federal policies for identifying, preserving and enhancing sites of historical and archaeological significance. Programs for identification, evaluation of relative significance, protection, preservation and enhancement shall be promoted, utilizing all available local, State and Federal and private sector resources.

**Policy 6-1.12.2: Prevent Adverse Impacts of Development on Historic or Archaeological Sites.** Islamorada, Village of Islands shall require provisions to address adverse impacts to historic or archaeological sites of significance created by development or redevelopment of the site.

**Policy 6-1.12.3: Historical and Archaeological Sites Survey.** Islamorada, Village of Islands has completed a comprehensive professional survey identifying and analyzing potential architectural and historical sites and structures in Islamorada (Policy 3-1.7.4). The survey identified housing units with historical and/or architectural significance. The survey primarily focuses on structures and properties that are at least forty (40) years old. Any such structures or

sites identified in the survey shall be added to the Village's list of locally significant historical resources.

**Policy 6-1.12.4: Preserve Historically Significant Resources.** Islamorada, Village of Islands shall preserve the identified historically significant resources pursuant to the study outlined in Policy 6-1.12.3. Until historic preservation regulations are adopted, any development or redevelopment of the identified historic resources shall be governed Chapter 74-100 Laws of Florida, as applicable.

**OBJECTIVE 6-1.13: APPLICATION OF INNOVATIVE LAND AND WATER RESOURCE MANAGEMENT AND ENERGY CONSERVATION CONCEPTS.** Islamorada, Village of Islands shall maintain requirements which incorporate concepts for managing land, water and energy resources that are responsive to the unique development and conservation issues identified within this Plan.

**Policy 6-1.13.1: Maintain Innovative Techniques in the Land Development Regulations.** Islamorada, Village of Islands shall utilize land and water resource management techniques. These techniques shall have been proven successful and cost effective for resolving development and conservation issues such as surface water management, soil erosion and sedimentation control, land clearing and excessive tree removal, loss of mature plants and wildlife habitat and conservation of water supply.

**Policy 6-1.13.2: Coordinate Energy Management.** Islamorada, Village of Islands shall participate in regional, State or local initiatives directed at coordinating energy management within the public and private sectors. These tasks may include joint formulation of energy related decisions with concerned Federal, State, regional and County agencies and concerned private entities. Such activities shall be directed toward maximizing awareness of energy-related problems, issues and alternative techniques for resolving energy-related problems and issues, and identify future areas where joint efforts may enhance mutual goals and objectives.

**Policy 6-1.13.3: Address Energy Efficiency in Plans.** Islamorada, Village of Islands shall promote a systematic approach to the development of a pedestrian and bicycle path network by the public and private sectors in order to improve energy efficient transportation links between major activity areas such as residential neighborhoods, employment centers, shopping areas, parks and schools.

**Policy 6-1.13.4: Address Energy Conservation in Building and Construction.** Islamorada, Village of Islands shall enforce energy efficient building codes and promote efficient energy conservation in building heating and cooling systems. The Village shall promote attendance at regional training workshops in energy efficiency in construction and continue to foster cooperative relationships between building trades, architects, engineers and building officials.

**Policy 6-1.13.5: Coordinate Energy Management.** Islamorada, Village of Islands shall participate in regional, State or local initiatives to directed at coordinating energy management within the public and private sectors. These tasks may include joint formulation of energy related decisions with concerned Federal, State, regional and County agencies as well as with concerned private entities. Such activities shall be directed toward maximizing awareness of energy-related issues, alternative techniques for resolving energy related problems, and issues and use of solar energy systems. The activities shall identify future areas where joint efforts may enhance mutual goals and objectives.

**Policy 6-1.13.6: Conserve Energy in Buildings and Construction.** Islamorada, Village of Islands shall enforce energy-efficient building codes and promote efficient energy conservation

in building, heating and cooling systems. The Village shall promote attendance at regional training workshops in energy efficiency in construction and continue to foster cooperative relationships between building trades, architects, engineers and building officials. The Village shall also consider the use of alternative sources for building, heating and cooling systems, including but not limited to solar power.

**OBJECTIVE 6-1.14: EVALUATE THE EFFECTIVENESS OF THE CONSERVATION ELEMENT.** Islamorada, Village of Islands shall use the following policies as criteria to evaluate the effectiveness of the Conservation Element:

**Policy 6-1.14.1: Review the Impact of Changing Conditions on Conservation Policy.** Islamorada, Village of Islands shall monitor and evaluate significant changes in the characteristics of natural resources within its boundaries. Policy implications of such changes shall be examined and corrective measures shall be pursued. Conservation policies shall be refined as needed in order to remain responsive to evolving problems and issues.

**Policy 6-1.14.2: Schedule, Budget and Implement Programmed Activities.** The timely scheduling, programming, budgeting and implementation of programmed conservation activities identified in this Element shall be evidence of the Village's effectiveness in carrying out a systematic program for implementing conservation goals, objectives and policies.

**Policy 6-1.14.3: Coordinate with Public and Private Sectors.** While continually implementing and evaluating the Conservation Element, Islamorada, Village of Islands shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in conservation policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving conservation problems and issues.

**Policy 6-1.14.4: Achieve Effective Resolution of Conservation Goals, Objectives and Policies.** The effectiveness of the Conservation Element shall be measured by Islamorada, Village of Islands success in achieving conservation goals, objectives and policies. The Conservation Element incorporates a systematic planning process for identifying conservation problems and issues and implementing corrective measures.



**CHAPTER 7: RECREATION AND OPEN SPACE ELEMENT**

(Reference §163.3177(6)(e), F.S.)

**§7-1: RECREATION AND OPEN SPACE GOALS, OBJECTIVES AND IMPLEMENTING POLICIES.**

This section specifies goals, objectives and implementing policies for the Recreation and Open Space Element pursuant to Chapter 163.3177(6)(e), F.S.

**GOAL 7-1: PROVIDE ADEQUATE RECREATION AND OPEN SPACE.** Islamorada, Village of Islands shall provide a comprehensive recreation and open space system that meets the current and future needs of the citizens of the Village.

**OBJECTIVE 7-1.1: PROVIDE A SYSTEM OF RECREATION AND OPEN SPACE SITES AND FACILITIES.** The Village shall comprehensively review the need for new recreation and open space sites and facilities, predicated on data, standards and policies contained in the Comprehensive Plan, and shall adequately maintain the provided sites and facilities.

**Policy 7-1.1.1: Maintain a Minimum Level of Service Standard of 3.79 Acres per 1,000 Persons for Parks and Recreation Facilities.** Islamorada, Village of Islands shall maintain a minimum level of service standard for Village-managed public recreation sites of 3.79 acres per 1,000 permanent residents and seasonal visitors.

**Policy 7-1.1.2: Monitor and Update Recreation Demand and Supply.** Islamorada, Village of Islands shall prepare a report updating the recreation land and facility demand and supply analysis contained in the Recreation and Open Space Data Inventory and Analysis of this Plan. If the analysis identifies any deficiencies, the Village shall identify and enact a method for meeting the deficiency.

**Policy 7-1.1.3: Program Park Improvements.** Park improvement plans resulting from the analysis in Policy 7-1.1.2 shall be programmed in the Village's Capital Improvement Program.

**Policy 7-1.1.4: Role of Village Committees.** The Village Land Acquisition Advisory Committee and the Village Parks and Recreation Committee shall assist as advisory committees, with defined roles and responsibilities, in the development of the above-noted Recreation and Open Space Master Plan.

**Policy 7-1.1.5: Require Mandatory Land Dedication or Fees in Lieu Thereof.** The Village shall mandate the dedication of land for parks and recreation or fees in lieu thereof, to be used for the acquisition of land for parks, conservation and/or open space. The formula shall be a pro rata formula based on the Village's demand and supply analysis, to ensure that new developments provide necessary recreation lands, facilities and/or fees in lieu thereof in order to accommodate the additional generated demand.

**Policy 7-1.1.6: Designate or Acquire Natural Reservations.** 'Natural reservations' are areas designated for conservation purposes. As land, facility and improvement needs are identified, the Village shall investigate the potential of funding such conservation programs through use of public or private not-for-profit agency resources. Natural Reservations shall include lands:

1. Owned or managed by a Federal, State, regional or local government or nonprofit agency;
2. Purchased under the Florida Communities Trust;
3. Purchased by the Monroe County Land Authority;
4. Located within State or Federal sanctuaries or preserves;
5. Identified as a Federal, State, or Locally designated archaeological or historic site; and

6. Properties deeded to the Village in perpetuity.

**Policy 7-1.1.7: Maintain Existing Recreation Land and Facilities.** The Village shall continue to ensure that existing recreation lands and facilities are well managed and well maintained. Annually, prior to the adoption of the Village budget, the Village shall review the need for improvements, repairs and general preventive maintenance, and shall set aside capital for such needs during the budget process.

**Policy 7-1.1.8: Incorporate Creative Design Concepts and Conserve Environmentally Sensitive Open Space.** Active and passive recreation areas shall be planned in a manner compatible with the unique natural resources found in the Village. Park improvements plans shall be designed to preserve, protect and enhance the environmental features found on each site. Where appropriate, recreation areas shall be designed to provide a circulation system that minimizes conflict between bicyclists, pedestrians and vehicles. Adequate landscape and screening shall be integrated into park improvement plans to minimize land use conflicts, protect stability of established residential areas and enhance community appearance.

**Policy 7-1.1.9: Ensure Recreation and Open Space Facilities are ADA Accessible.** All public recreational facilities shall continue to be made accessible to automobiles, bicycles and pedestrians, as appropriate, given their function as part of the recreation and open space system, in a manner that is compatible with the character and quality of on-site natural resources. When planning and designing access to recreation and open space, the Village shall ensure that sites are ADA compliant by removing barriers limiting access to the physically challenged, elderly and children, and shall ensure that parking spaces and bicycle racks are provided.

**Policy 7-1.1.10: Promote Environmental Concerns Through Recreational Programs.** The Village shall promote environmental education and management as an integral part of park and recreation programs. Through cooperative programming with resource agencies and local educational advisors, park and recreation resources shall serve as instruments for teaching both residents and visitors about the importance of and the need for preserving the Village's natural resources.

**OBJECTIVE 7-1.2: INDICATE RECREATION FACILITIES AND OPEN SPACES AS RO ON THE FUTURE LAND USE MAP.** Future Land Use Maps 2-1 through 2-3 shall indicate land for public parks and recreation facilities, including open space systems, with a land use designation of Recreation and Open Space (RO). This objective shall be achieved through implementation of the following policies:

**Policy 7-1.2.1: Indicate Amount and Location of Lands for Park and Recreation Facilities on the Future Land Use Map (FLUM).** The Recreation and Open Space (RO) land use designation is intended to accommodate existing public parks and recreation facilities, and open space systems. The Village shall allocate RO lands on the FLUM based on the ability of these lands to:

1. Accommodate the land needs of existing public parks and recreation facilities, including open space systems;
2. Provide, maintain and conserve quality parks and recreation facilities required to meet the needs of existing and projected future population magnitude, distribution and characteristics;
3. Preserve unique natural resources and areas of historic significance;
4. Protect established residential areas from encroachment by non-residential development; and

5. Ensure compatibility with adjacent land uses to the greatest practical extent by providing landscaping and buffer areas to protect adjacent residential development from the off-site impacts of parks and recreation facilities.

**Policy 7-1.2.2: Intensity of Public and Private Parks and Recreation Facilities.** The maximum floor area ratio (FAR) for any land use within an area designated RO on the Future Land Use Map shall not exceed 0.15. The Village shall require open space ratios, maximum building heights, parking standards, permeable surface area standards and other size and dimension regulations applicable to developments in RO FLUM categories.

**OBJECTIVE 7-1.3: PROTECT OPEN SPACE SYSTEMS.** Islamorada, Village of Islands shall protect lands designated as open space from incompatible land uses and such designated lands shall remain functionally intact.

**Policy 7-1.3.1: Implement Land Development Regulations That Ensure Provision of Open Space.** The Land Development Regulations shall include specific open space definitions and standards for open space ratios, native vegetation and landscaping. Regulations shall include stipulations governing the provision and use of open space for buffering, protection of natural habitats and corridors and other commonly accepted uses.

**Policy 7-1.3.2: Adopt Standards for Review and Maintenance.** When public recreation and open space system improvements are proposed, Islamorada, Village of Islands shall carry out a site plan review process to ensure that site improvements adequately address access, drainage, vehicular parking, pedestrian circulation and perpetual maintenance. Land Development Regulations shall include specific criteria for design of these improvements.

**Policy 7-1.3.3: Maintain Standards to Avoid or Mitigate Adverse Impacts of Park Use Upon Sensitive Natural Resources.** Islamorada, Village of Islands shall require standards to avoid or mitigate adverse impacts of park use upon sensitive natural resources, including, but not limited to high quality hammock vegetation, documented habitat of species designated as rare or endangered by the State and Federal governments; undisturbed beach/berm (particularly turtle nesting beaches), mangrove, salt marsh, buttonwood and freshwater wetlands. Public use shall be directed away from or minimized in such areas through controlled access and limitations on permitted activities.

**OBJECTIVE 7-1.4: ENSURE PUBLIC AND PRIVATE COORDINATION TO PLAN AND IMPLEMENT RECREATION IMPROVEMENTS.** During the review of recreation site and facility needs, Islamorada, Village of Islands shall coordinate planning for recreation improvements with each level of government, including the Monroe County School Board, major civic groups and the private sector in order to promote recreational opportunities, including environmental education activities, in a cost effective manner.

**Policy 7-1.4.1: Consider Negotiation of an Interlocal Agreement for Shared Use of School Grounds as Parks.** Islamorada, Village of Islands may promote the implementation of the joint school-park concept by working with the Monroe County School Board. The Village may attempt to maximize joint use of school sites for both school and recreational activities. This concept promotes economy and efficient use of potential park and recreation resources centrally located to potential user groups. By December 31, 2005 the Village shall have considered whether to negotiate an inter-local agreement with the Monroe County School Board to implement recreation facilities at one or more of the following sites: Plantation Key Elementary School and/or Coral Shores High School, and/or private educational facilities located within the Islamorada, Village of Islands

**Policy 7-1.4.2: Provide Facilities for Public Recreation Programs.** Islamorada, Village of Islands shall provide recreational facilities for the use and enjoyment of civic groups, which provide recreation programs such as baseball, soccer and softball, for Islamorada residents.

**Policy 7-1.4.3: Coordinate with the Private Sector.** The Village may identify potential opportunities to coordinate with the private sector to:

1. Plan special events, picnics, festivals, and parades for families and kids;
2. Establish a youth corps for students to assist civic improvements and clean-up; and
3. Organize “adopt a street or park” programs using civic clubs as catalysts.

**Policy 7-1.4.4: Seek Grants and Alternative Sources to Finance Recreation and Open Space Acquisition, Planning, Design and Development.** Islamorada, Village of Islands shall ensure that local and non-local sources of financial and technical assistance for land acquisition, planning, design and development of recreation and open spaces are sought and received to ensure that recreation objectives are achieved in a cost effective and fiscally equitable manner.

**Policy 7-1.4.5: Inform Citizens of Existing Recreation Opportunities and Issues.** Outreach efforts shall target residents such as the physically challenged or economically disadvantaged who do not regularly participate in recreation programs, as well as more traditional user groups.

**Policy 7-1.4.6: Implement Cooperative Programs.** Recreation and open space resources shall be used by the Village as an instrument for environmental education. This effort shall facilitate the use of local parks as year round community education and recreation facilities for all age groups.

**Policy 7-1.4.7: Review Plans and Policies.** Islamorada, Village of Islands shall review and amend existing plans and policies, as necessary, based on a continuing analysis of problems and issues related to parks, recreation, and open space. These analytical efforts shall include evaluation of major shifts in the indicators of supply and demand and shall be reviewed on a continuing basis.

**Policy 7-1.4.8: Ensure Responsible Fiscal Management.** Each year fiscal management policies including the Capital Improvement Program and budget shall be reviewed, evaluated and refined to reflect current program priorities for parks, recreation and open space.

**Policy 7-1.4.9: Program Future Recreation Facilities in the Capital Improvement Program.** If in the future, Islamorada, Village of Islands identifies recreation improvements for which public funds are needed, as opposed to developer-financed improvements, the Village shall schedule and incorporate such projects in the Capital Improvements Program.



**CHAPTER 8: INTERGOVERNMENTAL COORDINATION ELEMENT**

(Reference §9J-5.015(3), F.A.C.)

**§8-1: INTERGOVERNMENTAL COORDINATION GOALS, OBJECTIVES AND IMPLEMENTING POLICIES.** This section specifies goals, objectives and implementing policies for the Intergovernmental Coordination Element pursuant to Chapter 163.3177(6)(h), F.S., and Rule 9J-5.015, F.A.C.

**GOAL 8-1: PROVIDE MECHANISMS FOR IMPROVED INTERGOVERNMENTAL COORDINATION.** Islamorada, Village of Islands shall undertake actions necessary to establish governmental relationships designed to improve the coordination of public and private entities involved in development activities, resource conservation and growth management, including the achievement of consistency among all government agencies implementing plans and programs affecting the Village.

**OBJECTIVE 8-1.1: ENSURE INTERGOVERNMENTAL COORDINATION.** Islamorada, Village of Islands shall continue to improve coordination activities and ensure annual coordination of the Village Comprehensive Plan with the plans of other entities, through the continued participation on intergovernmental task forces, and the circulation of all Comprehensive Plan amendments simultaneous with their transmittal to the Department of Community Affairs, with:

1. Government agencies having planning and impact assessment duties affecting the Village;
2. Local government agencies and units providing services, but not having regulatory authority over the use of land;
3. Monroe County School Board; and
4. Comprehensive Plans of Monroe County and adjacent municipalities.

**Policy 8-1.1.1: Responsible Entity for Intergovernmental Coordination.** The Village Council shall be responsible for ensuring an effective intergovernmental coordination program for Islamorada.

**Policy 8-1.1.2: Coordinate Transportation, Potable Water and Wastewater Issues.** The Village shall increase intergovernmental coordination activities regarding issues involving: planning and financing of transportation system improvements, water, including potable water, distribution expansion, replacement, and financing, and planning and financing of wastewater systems, for projects within and adjacent to the Village.

**Policy 8-1.1.3: Interlocal Agreement with FKAA to Identify the Availability of Water Supply to Serve Existing and New Development.** By December 31, 2009, Islamorada, Village of Islands, shall enter into an interlocal agreement with the FKAA to formulate a mechanism that will allow the FKAA and the Village to identify the availability of water supply needed to serve existing and new development within the Village; monitor the use of potable water; and implement such alternative water supply projects, traditional water supply projects, conservation projects and reuse necessary to meet the Village's water supply needs.

**Policy 8-1.1.4: Coordinate Technical Issues.** The Village shall pursue resolution of development and growth management issues having impacts that transcend the Village's political jurisdiction by participating in conflict resolution forums sponsored by the South Florida Regional Planning Council. Technical issues related to annexation shall be coordinated with Monroe County and other public or private entities providing public services of mutual benefit to the Village and County.

**Policy 8-1.1.5: Require Findings to Be Addressed in Development Review Process.** The review of proposed developments shall include findings that indicate the relationships of such proposed developments to the Comprehensive Plans of adjacent local governments.

**Policy 8-1.1.6: Coordinate Land and Water Management.** Islamorada, Village of Islands shall continue and modify as needed administrative procedures that ensure efficient coordination of land and water management issues surrounding proposed developments are carried out in a timely manner with all public entities having jurisdictional authority.

**Policy 8-1.1.7: Coordinate With the Monroe County School Board.** Islamorada, Village of Islands shall meet at least annually with the Monroe County School Board for the purpose of reviewing and comparing plans, in particular proposed land use amendments and changes to the Capital Improvements Program (CIP) and to establish formal agreements between the Village and the School Board, as needed. Such agreements may include, but not be limited to the following issues:

1. Expansion of existing school sites;
2. Traffic circulation in and around school sites;
3. Acquisition of new sites;
4. Use of School Board property and facilities by the Village; and
5. Use of Village property and facilities by the School Board.

**Policy 8-1.1.8: Cooperate With the South Florida Regional Planning Council (SFRPC).** Islamorada, Village of Islands shall cooperate with the South Florida Regional Planning Council in the review of regional policies and standards, which require coordination with local governments. The Village shall coordinate with SFRPC in all matters of regional significance in which the SFRPC desires Village input, including but not limited to comprehensive plan review, intergovernmental coordination and review of projects of regional significance.

**Policy 8-1.1.9: Consider Participation on the South Florida Regional Planning Council (SFRPC).** In order to maximize the opportunities for improving intergovernmental coordination as well as to ensure representation of the Village's interests and values, Islamorada, Village of Islands shall consider requesting a seat on the South Florida Regional Planning Council (SFRPC).

**Policy 8-1.1.10: Participate on the Governor's Task Force on Sustainable South Florida.** Islamorada, Village of Islands shall participate on the Governor's Task Force on Sustainable South Florida to the greatest extent possible.

**OBJECTIVE 8-1.2: MANAGE AND COORDINATE FUTURE LAND USE DECISIONS.** Upon adoption of the Comprehensive Plan, Islamorada, Village of Islands shall enforce Land Development Regulations which ensure that land development activities, resource conservation and infrastructure issues which transcend jurisdictional boundaries are managed in a manner that includes timely coordination with County, regional and State agencies having jurisdictional authority. Management of land and physical improvements identified on the FLUM will be regulated in order to protect and/or conserve natural systems, including coastal resources, locally significant plant species, soil conditions, vegetative communities, natural habitats and waterbodies. Land use shall also be predicated on availability of man-made infrastructure and service systems required to support respective land use activities.

**Policy 8-1.2.1: Coordinate Development and Growth Management Issues.** Islamorada, Village of Islands shall pursue resolution of development and growth management issues with

impacts transcending the Village's political jurisdiction, through the continued participation on intergovernmental task forces. Issues of regional and State significance shall be coordinated with the South Florida Regional Planning Council, the South Florida Water Management District, and/or State agencies having jurisdictional authority. The Village shall, when necessary, enter into interlocal agreements or develop joint resolutions in areas of mutual concern. When conflict resolution with other local governments is required, the Village shall consider utilizing the South Florida Regional Planning Council's informal mediation process. Issues to be pursued include but are not limited to the following:

1. Impacts of development proposed in the Islamorada Comprehensive Plan on Monroe County and its incorporated jurisdictions, the region and the State;
2. Land development activities within Islamorada impacting Monroe County and its incorporated jurisdictions;
3. Land development activities within Monroe County and its incorporated jurisdictions impacting the Village;
4. Potential annexation issues;
5. Area wide Stormwater Management Master Plan, proposed improvements and implementing programs;
6. Solid waste disposal, including recycling;
7. Strategies, including alternatives to road widening, for managing level of service impacts of new development and tourism on U.S. 1 within the Village, Monroe County and its incorporated jurisdictions;
8. Level of service standards for infrastructure system impacting the Village and adjacent areas;
9. Manage development impacts on natural coastal resources, including protecting and enhancing water quality, protecting living marine resources, wetland and mangrove preservation, seagrass protection and preservation of other environmentally sensitive lands;
10. Acquisition of land by the Monroe County Land Authority;
11. Conservation of historic resources;
12. Maintain the role of U.S. 1 as 'Main Street' Islamorada, including review of developments outside the Village limits that impact the level of service on U.S. 1 in Islamorada;
13. Coordination of hurricane evacuation plans, shelter space allocations and post disaster recovery management plans with Monroe County; and
14. Coordination with the Monroe County School Board in implementing a system of parks.

**Policy 8-1.2.2: Coordinate With Adjacent Jurisdictions.** Islamorada, Village of Islands shall continue to require that development applications be coordinated, as appropriate, with Monroe County, the Monroe County School Board, other special districts, the South Florida Regional Planning Council (SFRPC), the South Florida Water Management District (SFWMD), as well as applicable State and Federal agencies prior to issuance of a development order or permit.

**Policy 8-1.2.3: Coordinate with the SFRPC.** Islamorada, Village of Islands shall continue to coordinate with the SFRPC to determine appropriate mechanisms for meeting regional policies contained in the Regional Plan for South Florida. Thereafter, the Village shall coordinate with SFRPC on an annual basis to provide updates and coordination on subjects of mutual concern.

**Policy 8-1.2.4: Coordinate with the SFWMD.** Islamorada, Village of Islands shall continue to meet with representatives of SFWMD to discuss water-related issues on an annual basis and continue to refine the coordinated permit procedures to be consistent with the *Lower East Coast Water Supply Plan* and improve understanding of mutual concerns and long term goals.

**Policy 8-1.2.5: Coordinate Transportation Improvements.** The Village shall coordinate all transportation improvements proposed by new development with FDOT, DCA, SFRPC, Monroe County, and other State and regional agencies concerned with assessing traffic impacts of proposed development.

**Policy 8-1.2.6: Coordinate with FDOT.** Annually, Islamorada, Village of Islands shall continue to hold an annual workshop with FDOT to discuss issues related to the Village's policy to maintain U.S. 1 as a 2 lane street by developing alternative transportation solutions, and other issues of mutual concern.

**Policy 8-1.2.7: Coordinate Issues Related to Tourist Impacts.** Islamorada, Village of Islands may coordinate with Monroe County, the Tourist Development Council and other appropriate agencies to reduce the negative impacts on the fragile coastal and natural resources, the Islamorada roadway network including U.S. 1, and other public facilities resulting from the influx of tourists.

**Policy 8-1.2.8: Implement Intergovernmental Coordination.** Islamorada, Village of Islands shall establish a multi-agency review as a part of the site plan review process for all large scale developments. The Village requests and hereby recommends that a reciprocal multi-agency review be carried out by Monroe County and all other public/semi-public entities responsible for infrastructure, community facilities or other developments that transcend the Village limits and/or impact roadway capacity, potable water supply, wastewater treatment, water quality or drainage within the Village. The multi-agency review process shall be structured and is intended to inform public officials of impending development and/or impending public decisions that may impact the infrastructure and/or service delivery systems of a municipality or other public entity. The multi-agency review shall be advisory to the Village Council.

**OBJECTIVE 8-1.3: INTERGOVERNMENTAL COORDINATION OF LEVEL OF SERVICE STANDARDS.** Coordination shall be continued in the assessment of level of service standards for public facilities with any State, regional or local entity having operational and maintenance responsibility for such facility.

**Policy 8-1.3.1: Prevent Proliferation of Urban Sprawl and Develop Efficient Systems for Coordinating the Timing and Staging of Public and Private Development.** Islamorada, Village of Islands shall ensure that the location, scale, timing and design of development shall be coordinated with public facilities and services in order to prevent the proliferation of urban sprawl and achieve cost effective land development patterns. Performance standards shall direct future development only to those areas where public facilities necessary to meet levels of service standards are available concurrent with the impacts of the development.

**Policy 8-1.3.2: Ensure Mutually Compatible LOS Standards.** Islamorada, Village of Islands shall continue to coordinate with state, regional or local entities having operational and maintenance responsibility for public facilities to ensure that the level of service standards are mutually compatible standards.

**Policy 8-1.3.3: Achieve Equitable LOS Standards for Facility and Service Delivery Systems.** Coordination activities with state, regional or local entities pursuant to the objectives and policies in this Element shall include consideration for equitable Level of Service standards for facility and service delivery systems consistent with the provisions of this plan.

**Policy 8-1.3.4: Coordinate Capital Improvements Program.** During preparation of the annual Capital Improvements Program, Islamorada, Village of Islands shall evaluate all

applicable State, regional and local programs proposed for funding in order to promote consistency with the Comprehensive Plan.

**OBJECTIVE 8-1.4: MULTI-JURISDICTIONAL ENVIRONMENTAL ISSUES.** Islamorada, Village of Islands shall maintain procedures for addressing development impacts on wetlands, mangroves, upland habitats or other coastal and natural resources under Federal and/or State jurisdiction. These procedures shall be based on timely coordination, exchange of information and appropriate follow-up by the Village and all agencies having jurisdiction over the issue. The Village shall also require the applicant to obtain jurisdictional determinations from all appropriate agencies and provide the Village with the same prior to the issuance of development orders or building permits for all sites within the Village. Appropriate agencies shall be defined as agencies having jurisdiction on matters surrounding preservation of natural and coastal resources and water quality, including, but not limited to Florida Fish and Wildlife Conservation Commission, US Fish and Wildlife Service, Florida Department of Environmental Protection and U.S. Army Corps of Engineers.

**Policy 8-1.4.1: Liaise With Permitting Agencies.** Islamorada, Village of Islands shall maintain formal liaison with County, State and Federal agencies having permitting responsibility within the Village.

**Policy 8-1.4.2: Manage Water Quality, Tidally Influenced Lands and Other Resource Management Issues Impacting the Village and Outstanding Florida Waters.** In order to effectively manage the impacts of development on natural resources, Islamorada, Village of Islands shall coordinate with the SFWMD to secure funds through available funding mechanisms. The Village shall also coordinate issues impacting the Florida Keys Area of Critical State Concern and Florida Keys National Marine Sanctuary programs.

**Policy 8-1.4.3: Coordinate Cesspit Identification and Removal.** Islamorada, Village of Islands shall coordinate with the other agencies involved in cesspit identification, removal, water quality, wastewater and public education on the dangers of cesspools. These agencies include, but are not limited to the Monroe County Florida Keys Aqueduct Authority, Florida Department of Health, Florida Department of Community Affairs, Florida Department of Environmental Protection, South Florida Water Management District, Environmental Protection Agency and the National Marine Sanctuary Water Quality Protection Program Steering Committee.

Currently the Department of Health is identifying cesspools through Monroe County. Once the cesspools are identified, priorities for removal shall be established. Removal of cesspools shall be tied to the issuance of new residential building permits. Islamorada shall prepare a Wastewater Master Plan for the entire Village in an effort to prioritize cesspit replacement, determine funding requirements and sources and assess the potential alternatives solutions to providing wastewater systems in the Village.

**GOAL 8-2: MONITORING AND EVALUATION.** This section outlines the substantive components of the Village's monitoring program related to the Intergovernmental Coordination Element. The monitoring program will consist of periodic reviews of the measurable objectives. The scheduling for these reviews is as follows:

**OBJECTIVE 8-2.1: ESTABLISH PROCEDURES FOR MONITORING AND EVALUATION.** The comprehensive planning process is continuous and dynamic in nature. Maintaining the effectiveness of the plan requires its periodic review. This program, required under 9J-5.005(7) FAC, provides orderly procedures for monitoring, updating and evaluating the Comprehensive Plan and attendant Evaluation and Appraisal Report (EAR) (§163.3191, FS). For monitoring, evaluating and

appraising implementation of the Comprehensive Plan, a Seven Year Program shall be followed, adhering to these general procedures:

**Policy 8-2.1.1: Evaluate the Comprehensive Plan Every Seven Years.** All Elements of the Comprehensive Plan shall be evaluated and updated as necessary, at least every seven (7) years. The Capital Improvements Element shall be reviewed annually.

**Policy 8-2.1.2: Encourage Citizen Participation.** Village residents and property owners shall be encouraged to participate in the evaluation process. At least one workshop shall be held during the preparation of the EAR, at which public comments and recommendations regarding the Comprehensive Plan shall be received for consideration. Notice of such workshop shall be by advertisement at least one week prior to the date of such meeting. A minimum of one advertised Public Hearing shall be held by the Local Planning Agency prior to the LPA recommending the EAR to the Village Council for their consideration, amendment and adoption. Prior to adoption of the EAR, the Village Council shall hold a minimum of two (2) advertised Public Hearings.

**Policy 8-2.1.3: Monitor Plan Progress.** Updates to appropriate baseline data and measurable objectives to be accomplished for each five year period of the plan, and for long-term periods as necessary, shall be undertaken at intervals appropriate to the subject area of analysis, but no less than once every seven (7) years. However, capital improvements shall be reviewed annually, coincident with the Village budget review process. Population estimates should be maintained annually and utility systems capacity shall be annually monitored. Administrative procedures shall be adopted to define the local monitoring and data maintenance to be conducted.

**Policy 8-2.1.4: Record Plan Accomplishments.** Accomplishments in each seven (7) year period, describing the degree to which the goals, objectives and policies have been successfully reached shall be identified and reported.

**Policy 8-2.1.5: Identify Obstacles to Plan Implementation.** Obstacles or issues which result in under-achievement of goals, objectives or policies shall be identified and reported.

**Policy 8-2.1.6: Identify Necessary Amendments to Goals or Policies.** New or modified goals or policies needed to correct discovered problems shall be identified and reported.

**Policy 8-2.1.7: Continue Monitoring and Evaluation.** A means of ensuring continuous monitoring and evaluation of the Comprehensive Plan during the seven-year period shall be identified and reported.

**CHAPTER 9: CAPITAL IMPROVEMENTS ELEMENT**

(Reference Chapter 163.3177(3), F.S.)

**§9-1: CAPITAL IMPROVEMENTS GOALS, OBJECTIVES AND IMPLEMENTING POLICIES.** This section specifies goals, objectives, and implementing policies for the Capital Improvements Element pursuant to Chapter 163.3177(3), F.S.

**GOAL 9-1: PROGRAM CAPITAL IMPROVEMENTS TO ENSURE ADEQUATE FACILITIES AND SERVICES ARE PROVIDED.** Islamorada, Village of Islands shall undertake actions necessary to ensure that adequate public facilities and services are provided within the Village jurisdiction, in keeping with the goals, objectives and policies contained within the Comprehensive Plan.

**OBJECTIVE 9-1.1: SCHEDULE CAPITAL IMPROVEMENTS.** Based on the schedule in Table 9-1, Capital Improvement Program, Islamorada, Village of Islands shall commit necessary resources for capital improvements needed to implement goals, objectives, and policies of the Comprehensive Plan. The fiscal commitment stipulated in Table 9-1 is predicated on the analysis of capital improvement needs within the Transportation, Public Facilities and Recreation and Open Space Elements together with level of service (LOS) standards established and adopted as part of this element. Capital improvements will be provided to correct existing deficiencies, accommodate desired future growth, and replace obsolete or worn out facilities.

**Policy 9-1.1.1: Identify Needed Capital Improvements.** The Capital Improvement Program (CIP) presented herein identifies capital improvements needed by the existing population to satisfy level of service standards incorporated in the Comprehensive Plan. The Village shall consider performance criteria as well as legal and equitable impact fees, where appropriate, to ensure that new developments provide a sufficient level of public facilities and services (or fees in lieu thereof) in advance of development, to cover the costs of such facilities and services where the demand is specifically attributable to the new development.

This element shall provide a basis for estimating fiscal impacts required by capital improvements included in the Comprehensive Plan. The CIP and budgeting process provides an ongoing process for planning and review of Village capital outlays, including their location, timing, estimated cost, relative priority and potential funding sources. The Capital Improvement Program and budget process is an advisory planning function. Only the Village Council shall determine capital outlays.

**Policy 9-1.1.2: Develop and Adopt a Five Year Capital Improvement Program.** The Village shall include within the program, all capital improvements identified in any of the elements of the Comprehensive Plan. In addition, the Capital Improvement Program and budget process shall be used to plan for infrastructure improvements needed to serve projects for which development orders were issued prior to plan adoption.

The fundamental purposes of the capital programming process shall be as follows:

1. To consolidate and coordinate all the various departmental requests by taxing district with the hope of reducing delays and coordinating individual improvement projects and programs;
2. To establish a system of procedures and priorities, by which each proposal can be evaluated in terms of public need, long range development plans, and short and long term fiscal management impacts.
3. To schedule future capital outlays pursuant to identified needs and priorities;

4. To coordinate joint projects involving participation by one or more local governments, as well as regional, State, or Federal agencies; and
5. To set forth a financing program that identifies potential funding sources, including but not limited to:
  - a. Ad valorem taxes/general obligation bonds;
  - b. User fees/revenue of excise tax bonds;
  - c. Impact fees and/or special assessment districts;
  - d. Grant programs;
  - e. \$0.01 infrastructure tax; and
  - f. Sales tax.

**Policy 9-1.1.3: Manage Growth Through the Capital Improvement Program and Budget.**

By providing a planned and reasonably reliable schedule of public projects, the Capital Improvement Program and budget shall guide both public and private capital investment decisions affecting community development patterns. The Capital Improvement Plan and budget shall be used as the primary tool for coordinating land use planning and fiscal management required to successfully implement the Comprehensive Plan.

**Policy 9-1.1.4: Meet Capital Facility Needs of Developments Approved Prior to Plan Adoption, Replace and Renew Capital Facilities.**

Annually, Islamorada, Village of Islands shall analyze public facility needs prior to adopting a Capital Improvement Plan and budget for the next fiscal year. The analysis shall include a review of the public facilities and infrastructure improvement needs identified in the Comprehensive Plan together with any new assessment of infrastructure components in order to identify needed replacements or renewals of capital facilities.

**Policy 9-1.1.5: Establish Priorities for Scheduling Capital Improvements.**

On an annual basis the Village shall, identify and prioritize projects, and provide scheduling and funding for the identified capital improvement needs. The Village shall assign a higher priority to capital improvement projects in the five year schedule of improvements designed to correct existing infrastructure and services deficiencies. Proposed revisions to the Program, including those addressing the replacement and renewal of capital facilities, shall be evaluated, updated, and ranked in accordance with the following considerations:

1. Consistency with the relevant elements of the Comprehensive Plan;
2. The elimination of public hazards;
3. The elimination of existing deficiencies;
4. Financial feasibility including the impact on the annual operating and capital budgets;
5. The location in relation to the Future Land Use Map;
6. Accommodation of the demands from development and redevelopment;
7. Consistency with the limited growth policies; and
8. The availability of other revenue sources.

**Policy 9-1.1.6: Pursue Grants.** Islamorada, Village of Islands shall pursue available grants as well as private funds in order to finance needed capital improvements.

**OBJECTIVE 9-1.2: IMPLEMENT A CONCURRENCY MANAGEMENT SYSTEM.** Pursuant to Ch. 163, F.S., the Village shall implement a Concurrency Management System, which shall ensure that facilities and services needed to support development are available concurrent with the impacts of new development and redevelopment.



**Policy 9-1.2.1: Maintain a Concurrency Management System.** Islamorada, Village of Islands hereby adopts a Concurrency Management System to ensure that facilities and services needed to support development are available concurrent with the impact of development. The Concurrency Management System shall ensure that no development order is issued that will result in a reduction in the level of service (LOS) below the adopted LOS standard for those public facilities that are subject to the system. The Concurrency Management System shall by reference, incorporate all the applicable concurrency mitigation options allowed by Chapter 163.3180, F.S. The following guidelines identify the stages in the development review process when the test for concurrency must be met:

1. **Preliminary Development Order Stage.** A preliminary development order is a development order that precedes the issuance of a building permit, such as subdivision plat, development plan, certificate of compliance, conditional use permit, or development of regional impact development order. A proposed development must receive a conditional concurrency determination prior to receiving a preliminary development order.
2. **Final Development Order Stage.** A final development order is a building permit or any other development permit authorizing the construction or expansion of a building, an increase in development intensity, or a change of use requiring a new certificate of occupancy. With the exception of development resulting from Policy 1-2.1.3 and the replacement of existing development, a proposed development must receive a final concurrency determination prior to receiving a final development order.

The following guidelines identify the effect of a concurrency determination:

1. **Conditional Concurrency Determination.** Such determination shall indicate that adequate public facilities are available at the time the determination is issued, but shall not guarantee the adequacy or availability of public facilities at subsequent stages of development review.
2. **Final Concurrency Determination.** Such determination shall indicate that adequate facilities will be available at all subsequent stages of development review, subject to certain limitations such as elapsed time and payment of fees.

The following guidelines identify the minimum criteria necessary to meet the concurrency requirements of each public facility type:

1. The concurrency requirements for potable water, solid waste, wastewater, and drainage facilities and services shall be satisfied if one or more of the following conditions are met:
  - a. The necessary facilities and services are in place at the time a development permit is issued; or
  - b. The development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of development occur; or
  - c. The necessary facilities are under construction at the time a permit is issued; or
  - d. An enforceable development agreement guarantees that the necessary facilities and services will be in place when the impacts of the development occur.
2. The concurrency requirements for recreational facilities shall be satisfied if one or more of the following conditions are met:
  - a. Conditions 1(a), 1 (b), or 1(c) listed above; or

- b. A binding executed contract is in place at the time the development permit is issued which provides for the commencement of the actual construction of the required facilities or provision of services within one year of permit issuance; or
  - c. The payment of fees in lieu of dedication of land, to be used for the acquisition of lands for parks, conservation or open space, in an amount determined by Islamorada, Village of Islands, provided that the facilities to correct the deficiency in LOS must be in place or under construction not more than one year after the issuance of a Certificate of Occupancy and that the improvement is included in the Capital Improvements Schedule or that such an improvement is required through an enforceable development agreement.
3. The concurrency requirements for roadways/transportation facilities and services shall be satisfied if one or more of the following conditions are met:
- a. The necessary facilities and services are in place at the time a development permit is issued; or
  - b. The development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of development occur; or
  - c. The necessary facilities are under construction at the time a permit is issued; or
  - d. An enforceable development agreement guarantees that the necessary facilities and services will be in place when the impacts of the development occur; or
  - e. The applicant enters into a binding agreement to pay for or construct its proportionate share of the costs of providing the necessary transportation facilities to serve the proposed development; or
  - f. The proportionate share contribution or construction is sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility.

**Policy 9-1.2.2: Concurrency Monitoring System.** Islamorada, Village of Islands shall maintain a concurrency monitoring system that ensures adherence to the adopted level of service standards, the schedule of capital improvements, and the availability of public facility capacity and shall include the following components:

1. An updated database of permitting data that includes the amount of development for which final development orders have been issued, development for which final development orders have expired, and development which has been constructed;
2. The database shall also include public facility data that incorporates the capacity of existing facilities, the additional capacity created by facility improvements, the impacts of existing development, and the impacts anticipated due to committed development; and
3. An annual report assessing the capacities of all public facilities within the Village subject to the Concurrency Management System.

**Policy 9-1.2.3: Adopt and Maintain the Following Level of Service Standards.** Islamorada, Village of Islands shall adopt level of service standards for public facilities, for which concurrency is required, as set forth below. Prior to issuing a development order the Village shall review all proposed development to ensure consistency with adopted LOS standards. No development shall be approved that is projected to decrease the existing LOS below the adopted standard, unless mitigation by the developer is approved by the Village Council.

**SUMMARY OF LEVEL OF SERVICE STANDARDS**

FACILITIES	LEVEL OF SERVICE STANDARDS
Wastewater	The Village, shall at a minimum, adopt the current level of service standards as provided in Federal and State regulations. The current LOS standards are as follows: <b>FLORIDA STATUTORY TREATMENT STANDARDS in MG/L – BOD / TSS / TN / TP</b> 1. Design flows less than or equal to 100,000 gpd (BAT) in MG/ L –10 / 10 / 10 / 1 2. Design flows greater than 100,000 gpd (AWT) in MG/ L – 5 / 5 / 3 / 1
Wastewater Supply LOS	70 gal/capita/day
Potable Water	Residential LOS: 66.5 gal/capita/day Non-Residential LOS: 0.35 gal/sq.ft./day Overall LOS: 177 gallons/capita/day ERU: 371.7 gal/day
Solid Waste	Residential Disposal Quantity: 5.44 pounds/capita/day Non-Residential: 6.37 pounds/acre/day
Stormwater	<ol style="list-style-type: none"> <li>Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.</li> <li>Stormwater treatment and disposal facilities shall be designed to meet the design and performance standards established in Rule 62-25.025, FAC, with treatment of the runoff from the first one inch of rainfall on-site to meet the surface water quality standards required by Rule 62-302.500, FAC.</li> <li>Stormwater facilities which directly discharge into ‘Outstanding Florida Waters’ (OFW) shall provide an additional treatment pursuant to Rule 62-25.025(9), FAC. Stormwater facilities shall be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, FAC.</li> </ol>
Recreation and Open Space	3.79 acres per 1,000 population
Roadways	U.S. 1 shall be maintained within 5% of LOS C as measured on an overall countywide basis not dependent on any single road 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.

Source: Islamorada, Village of Islands, Planning and Development Services Department

**OBJECTIVE 9-1.3: IMPLEMENT CAPITAL IMPROVEMENTS.** This section specifies a Five Year Capital Improvements Program for Islamorada, Village of Islands, together with criteria for monitoring and evaluating the Capital Improvements Element of this Plan.

**Policy 9-1.3.1: Update and Adopt a Five Year Schedule of Capital Improvements Annually.** Table 9-1: Capital Improvement Program establishes the estimated projected cost and anticipated potential revenue sources for each of the capital improvement needs identified within the respective Comprehensive Plan elements. These capital improvements are prioritized and scheduled in order to ensure that the goals, objectives and policies established in this Comprehensive Plan shall be met according to the appropriate timeframes.



**TABLE 9-1: CAPITAL IMPROVEMENT PROGRAM**

	Prior FY	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	TOTAL
<b>INFRASTRUCTURE IMPROVEMENTS</b>							
<i>Funding Sources</i>							
Infrastructure Tax (Disc. Sales Surtax)	125,000	-	-	-	-	-	125,000
<b>Total Funding Sources</b>	<b>\$ 125,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 125,000</b>
<i>Expenditures</i>							
Administrative & Public Safety HQ (Note (1))	125,000	-	-	-	-	-	125,000
<b>Total Expenditures</b>	<b>\$ 125,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 125,000</b>
<b>PARKS &amp; RECREATION</b>							
<i>Funding Sources</i>							
Key Tree Cactus Preserve Endowment	26,600	62,000	4,200	4,200	4,200	4,200	105,400
<b>Total Funding Sources</b>	<b>\$ 26,600</b>	<b>\$ 62,000</b>	<b>\$ 4,200</b>	<b>\$ 4,200</b>	<b>\$ 4,200</b>	<b>\$ 4,200</b>	<b>\$ 105,400</b>
<i>Expenditures</i>							
Key Tree Cactus Preserve: Mgmt & Dvlmt	26,600	62,000	4,200	4,200	4,200	4,200	105,400
<b>Total Expenditures</b>	<b>\$ 26,600</b>	<b>\$ 62,000</b>	<b>\$ 4,200</b>	<b>\$ 4,200</b>	<b>\$ 4,200</b>	<b>\$ 4,200</b>	<b>\$ 105,400</b>
<b>WASTEWATER PROJECTS</b>							
<i>Funding Sources</i>							
Wastewater Planning Non-Ad Valorem Assessment	90,400	-	-	-	-	-	90,400
Infrastructure Tax (Disc. Sales Surtax)	113,469	-	-	-	-	-	113,469
Army Corps of Engineers PCA	72,500	-	-	-	-	-	72,500
Design Build Operate Finance (DBOF) (Note (2))	-	44,350,000	44,350,000	44,350,000	-	-	133,050,000
<b>Total Funding Sources</b>	<b>\$ 276,369</b>	<b>\$ 44,350,000</b>	<b>\$ 44,350,000</b>	<b>\$ 44,350,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 133,326,369</b>
<i>Expenditures</i>							
Design/Program Mgmt & Prof Svcs	176,369	-	-	-	-	-	176,369
Legal Services	100,000	-	-	-	-	-	100,000
Design Build Operate Finance (DBOF) (Note (2))	-	44,350,000	44,350,000	44,350,000	-	-	133,050,000
<b>Total Expenditures</b>	<b>\$ 276,369</b>	<b>\$ 44,350,000</b>	<b>\$ 44,350,000</b>	<b>\$ 44,350,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 133,326,369</b>
<b>GRAND TOTALS</b>							
<i>Funding Sources</i>							
Infrastructure Tax (Disc. Sales Surtax)	238,469	-	-	-	-	-	238,469
State and Federal Grants	72,500	-	-	-	-	-	72,500
Non Ad Valorem Assessments	90,400	-	-	-	-	-	90,400
Private Donations (Key Tree Cactus Preserve Endowment)	26,600	62,000	4,200	4,200	4,200	4,200	105,400
Design Build Operate Finance (DBOF) (Note (2))	-	44,350,000	44,350,000	44,350,000	-	-	133,050,000
<b>Grand Total Funding Sources</b>	<b>\$ 427,969</b>	<b>\$ 44,412,000</b>	<b>\$ 44,354,200</b>	<b>\$ 44,354,200</b>	<b>\$ 4,200</b>	<b>\$ 4,200</b>	<b>\$ 133,556,769</b>
<i>Expenditures</i>							
Infrastructure Improvements	125,000	-	-	-	-	-	125,000
Parks and Recreation	26,600	62,000	4,200	4,200	4,200	4,200	105,400
Wastewater	276,369	44,350,000	44,350,000	44,350,000	-	-	133,326,369
<b>Grand Total Expenditures</b>	<b>\$ 427,969</b>	<b>\$ 44,412,000</b>	<b>\$ 44,354,200</b>	<b>\$ 44,354,200</b>	<b>\$ 4,200</b>	<b>\$ 4,200</b>	<b>\$ 133,556,769</b>

*Note (1) Subject to the provisions of Sec 2-327(h)(1), Village Code*

*Note (2) The Design-Build-Operate-Finance (DBOF) project approach is the Village's wastewater management alternative. This approach is a "Fee for Service" method whereby a private firm(s) finances the design, construction, and startup of the facilities without any capital cost commitment required by the Village. Typically under a DBOF when facility operations begin, the private firms(s) are paid a service fee by either the Village or utility customers for the treatment and recycling of wastewater. This service fee includes capital repayments, operations and maintenance, and capital replacements. This approach enables projects to begin immediately without delays while waiting for grants, State Revolving Funds or the sale of Municipal Bonds.*

Source: Islamorada Administration and Finance Department, 2011

**Policy 9-1.3.2: Update Revenue Projections for the Five Year Schedule of Capital Improvements Annually.** The sources for revenues for the CIP are the Special Revenue Funds. These sources are categorized by type of receipt and will be expended through the Capital Improvement Program as shown in Table 9-1. A summary of anticipated potential revenues for each category of funds versus the anticipated expenditures for each category of funds, identified within the respective Comprehensive Plan elements, are provided in Table 9-1 Capital Improvement Program.

**OBJECTIVE 9-1.4: MONITOR AND EVALUATE THE CAPITAL IMPROVEMENTS ELEMENT.** The Capital Improvements Element shall be reviewed on an annual basis, prior to the preparation of the budget, in order to ensure that the required fiscal resources are available to provide adequate public facilities, including transportation, stormwater, wastewater, solid waste, and recreation and open space, needed to support future land use consistent with adopted LOS standards. The annual review of the Capital Improvements Element shall take place on March of every year and be the responsibility of the Local Planning Agency. The findings and recommendations of the Local Planning Agency shall be considered by the Village Council in April of every year at a public hearing after which the Village Council shall take action as it deems necessary in order to refine/update the Capital Improvements Element.

**Policy 9-1.4: Monitor and Evaluate CIP Annually.** On an annual basis, the Director of Planning and Development Services, in concert with the Local Planning Agency, shall monitor and evaluate the procedures, criteria and data for the Capital Improvements Element. The annual monitoring and evaluation procedure shall incorporate the following considerations:

1. **Update and Refine Data.** Determine if any corrections, updates and/or modifications should be undertaken, such considerations shall include, but not be limited to the following:
  - a. Mandated infrastructure improvements;
  - b. Scheduled dates of improvement projects;
  - c. Estimated costs;
  - d. Revenue sources;
  - e. Dedications; or
  - f. Recently constructed capital improvements;
2. **Review the CIP for Consistency.** Determine whether changes to the Capital Improvements Element are necessary in order to maintain consistency with other elements of this Plan;
3. **Incorporate New Projects.** The five year schedule of improvements shall be updated as necessary to reflect new projects identified in proposed improvements to public facilities; and
4. **Prioritize Improvements.** Capital improvements needed to address deficiencies for public facilities shall be assessed and a recommended schedule of priorities for public improvements established.

Annually, the Planning and Development Services Director, in concert with the Local Planning Agency shall:

5. **Establish Capital Improvement Evaluation Criteria.** Review the evaluation criteria and weightings used to prioritize capital improvement projects, and modify them to adapt to current mandates, as necessary;

6. **Evaluate Level of Service Standards.** Evaluate the Village's effectiveness at maintaining the adopted LOS standards and recommend actions to address problem areas;
7. **Coordinate with County, State and Regional Improvement Programs.** Review the effectiveness of program coordination to resolve multi-jurisdictional issues surrounding the plans and programs of Monroe County and its incorporated jurisdictions, Federal, State and regional agencies, and private entities which provide public facilities within Islamorada, Village of Islands;
8. **Mandate Private Sector Improvements, Dedications or Fees in Lieu Thereof.** Evaluate the effectiveness of provisions in this element requiring mandatory dedications or fees in lieu thereof, as well as progress toward incorporating other programs for assessing new development a pro-rata share of the improvement costs generated by the respective developments;
9. **Assess the Impacts of Other Jurisdictions in Maintaining Level of Service Standards.** Coordinate with Monroe County and its incorporated jurisdictions, the Florida Keys Aqueduct Authority (FKAA), the South Florida Water Management District, the Florida Departments of Transportation (DOT) and the Department of Environmental Protection (DEP) as applicable, to evaluate the success and failure of intergovernmental coordination to achieve an area-wide approach to public facilities improvements, required to maintain levels of service standards;
10. **Evaluate Outstanding Indebtedness.** Evaluate the ratio of outstanding indebtedness to the property tax base;
11. **Pursue Grants.** Evaluate efforts made to secure available grants or private funds in order to finance the provision of capital improvements;
12. **Evaluate Fiscal Management.** Evaluate the Village's progress in implementing effective funding mechanisms for promoting public facilities improvements;
13. **Establish Evaluation Criteria.** Assess the usefulness of criteria used to evaluate plan amendments as well as requests for new development/redevelopment; and
14. **Update Schedule of Improvements.** Review the Village's progress in implementing the five year Capital Improvement Program and refine the schedule to include any new projects required to support any development during the latter part of the five year schedule.



**CHAPTER 10: MONITORING AND REVIEW CRITERIA**

(Reference §9J-5.005(7), F.A.C.)

**GOAL 10-1: GENERAL MONITORING AND EVALUATION CRITERIA.** This section specifies procedures for monitoring, updating and evaluating the Comprehensive Plan every seven years pursuant to Chapter 163.3191, F.S., and Rule 9J-5.005(7), FAC. In addition, the section presents a summary of actions required to implement the Comprehensive Plan.

**OBJECTIVE 10-1.1: ROLE OF THE LOCAL PLANNING AGENCY IN PLAN EVALUATION AND UPDATES.** The Local Planning Agency shall monitor and oversee the effectiveness and status of the Comprehensive Plan and recommend to the Village Council such changes in the Comprehensive Plan as may from time to time be required.

1. **General Procedures.** The monitoring and evaluation of the Comprehensive Plan shall be a continuous and ongoing process. The Director of Planning and Development Services shall prepare periodic Evaluation and Appraisal Reports (EAR) on the Comprehensive Plan. These reports shall be reviewed and revised by the Local Planning Agency and sent to the Village Council at least once every seven (7) years after the adoption of the Comprehensive Plan. The preparation of the EAR shall comply with the procedures and contents set forth in Chapter 163.3191, F.S., and Rule 9J-5.005(7), F.A.C.
2. **Citizen Participation.** The process of Comprehensive Plan evaluation and update shall include public hearings before the Local Planning Agency and the Village Council, respectively, prior to adopting the final report. The public hearings shall be duly noticed and citizen input shall be encouraged through various forums designed to maximize participation.

**OBJECTIVE 10-1.2: CRITERIA FOR CONTINUING SEVEN YEAR EVALUATION OF COMPREHENSIVE PLAN ELEMENTS.** When evaluating each element of the Comprehensive Plan for the purpose of an EAR, staff and the Local Planning Agency shall use the following general criteria as well as any more specific criteria contained in respective elements of the Plan.

1. **Review the Impacts of Changing Conditions.** Baseline data, including major shifts in the magnitude, distribution, and/or characteristics of the below stated items, shall be updated and reviewed to identify new or critical issues. These issues and shifts in conditions may serve as indicators of needed change in public policy included in the Comprehensive Plan. The policy implications of such changes shall be evaluated on a continuing basis. The baseline data update shall be predicated on the U.S. Census and/or other special census or significant new data that is deemed appropriate by the Village Council for inclusion in the Comprehensive Plan.
  - a. Affordable housing supply and demand;
  - b. Land use;
  - c. Land acquisitions;
  - d. Transferable development rights;
  - e. Natural resources;
  - f. Fiscal management resources;
  - g. Public facilities;
  - h. Transportation system; and
  - i. Recreation and open space system.
2. **Major Planning and Development Issues.** The Evaluation and Appraisal Report shall identify major planning and development issues such as physical deterioration, the location and distribution of land uses and related adverse physical, economic social or environmental impacts.
3. **Accomplishments.** The Evaluation and Appraisal Report shall describe the progress in achieving Comprehensive Plan objectives occurring since adoption of the Plan or the last evaluation report, whichever is most recent.



4. **Obstacles or Problems.** The Evaluation and Appraisal Report shall analyze and explain obstacles and problems that resulted in underachievement of goals, objectives and policies.
5. **Unanticipated Opportunities.** The Evaluation and Appraisal Report shall describe the nature and extent of unanticipated and previously unforeseen opportunities occurring since the Comprehensive Plan adoption or since the preparation of the latest EAR, whichever is most recent.
6. **Develop Adequate Response to Changes in State Requirements.** The monitoring and evaluation process shall inventory and consider the impacts of changes to Chapter 187, F.S., the State Comprehensive Plan; Chapter 163, Pt. II, F.S.; the minimum criteria contained in Rule 9J-5, F.A.C.; and the South Florida Regional Planning Council Strategic Policy Plan. Similarly, the monitoring and evaluation process shall recommend revisions to the Comprehensive Plan required to incorporate the changes identified.
7. **Recommended Amendments.** The Evaluation and Appraisal Report shall recommend new or modified goals, objectives or policies to resolve issues identified during the Comprehensive Plan evaluation process.

**OBJECTIVE 10-1.3: ANNUAL EVALUATIONS OF LIMITED GROWTH OBJECTIVES AND POLICIES.** Islamorada, Village of Islands shall annually evaluate the policies set forth in the Future Land Use Element, and other elements, to monitor the effectiveness of the Comprehensive Plan towards managing development and redevelopment consistent with the Village's desired limited rate of growth.

1. **Annual Evaluation of Available Capacities for Public Facilities and Transportation.** By May 1 of each year, starting the second year following the adoption of the Comprehensive Plan, the Director of Planning & Development Services shall submit to the Village Council a report summarizing available capacities in transportation and public facilities. This report shall also include a summary of estimated growth, development and redevelopment occurring during the past year.
2. **Annual Evaluation of Plan Implementation Actions.** Islamorada, Village of Islands shall annually assess its progress in accomplishing adopted Comprehensive Plan objectives and policies. Progress or activities implementing the Future Land Use Element shall be summarized and submitted to the Village Council regarding the following:
  1. Land Acquisition Program;
  2. Use of Transferable Development Rights;
  3. Redevelopment within the Mixed Use Activity Centers; and
  4. Building Permit Allocation System.