

AGENDA ITEM SUMMARY

Meeting Date: 9-19-2007

Division: Commissioner Dixie Spehar

Bulk Item: Yes X No

Department: BOCC – District 1

Staff Contact Person: Les Boatwright, Ex Assist

AGENDA ITEM WORDING:

Discussion regarding approval of an amendment to proposed 2010 Comprehensive Plan revising sections of the Future Land Development Regulations and Costal Management Elements regarding recreational and commercial working waterfronts.

ITEM BACKGROUND:

The amendments are suggestions from the Safe Harbor Property Owners, who have been working with growth management staff for several months in drafting the Working Waterfront Amendments to the Comprehensive Plan

PREVIOUS RELEVANT BOCC ACTION:

CONTRACT/AGREEMENT CHANGES:

STAFF RECOMMENDATIONS:

TOTAL COST: \_\_\_\_\_

BUDGETED: Yes \_\_\_ No \_\_\_

COST TO COUNTY: N/A \_\_\_\_\_

SOURCE OF FUNDS: \_\_\_\_\_

REVENUE PRODUCING: Yes \_\_\_ No X

AMOUNT PER MONTH \_\_\_ Year \_\_\_

APPROVED BY: County Atty \_\_\_ OMB/Purchasing \_\_\_ Risk Management \_\_\_

DIVISION DIRECTOR APPROVAL: Dixie M. Spehar  
Dixie M. Spehar

DOCUMENTATION: Included: X Not Required \_\_\_

DISPOSITION: \_\_\_\_\_ AGENDA ITEM # \_\_\_\_\_

**Addendum to Working Waterfront Comp. Plan Amendment**

Proposed by Safe Harbor Property Owners

1. **WHEREAS**, Florida Statute 380.0552 (7) establishes that a principle for guiding development is "(k) To provide adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post-disaster reconstruction plan"; and
2. **WHEREAS**, a shelter is necessary to house those emergency personnel that are necessary to conduct the successful evacuation of the general public up to the last possible minute and therefore the emergency personnel may not be able to evacuate the Florida Keys themselves; and
3. **WHEREAS**, Monroe County Plan Policy 502.1.6 specifies an intent to use existing marinas on inhabited keys with full access to the road network as emergency ports; and
4. **WHEREAS**, such emergency ports will require lodging for the operators and users of such emergency ports; and
5. **WHEREAS**, it is important to have a recovery force and materials pre-positioned at a location accessible by land and sea before a hurricane as an alternative to driving down the Overseas Highway; and
6. **WHEREAS**, a deep water basin provides an alternative to the Overseas Highway as an evacuation route; and
7. **WHEREAS**, a deep water basin provides an alternative to the Overseas Highway for delivering supplies during the reconstruction after a disaster; and
8. Policy 101.4.7(e) Public lodging facilities that serve as storm shelters and recovery centers for emergency personnel capable of withstanding Category 5 storm force winds and which exceed minimum base flood elevation by at least 1 foot, shall be deemed "Development not impacting hurricane evacuation times", pursuant to Sec.9.5-120.4(d) of the Monroe County Code.
9. Policy 101.4.7(f) Commercial and industrial non-residential floor area for water-dependent support facilities and/or maritime uses, designed so as to be capable of accommodating post-disaster relief and recovery, shall be deemed "Development not affected", under the provisions of Sec. 9.5-124.3 of the Monroe County Code.

# MEMORANDUM

TREPANIER



**Date:** 9/6/2007  
**To:** County Administrator Tom Willi  
**From:** Owen Trepanier  
**CC:** Safe Harbor Property Owners  
**Re:** **COMPREHENSIVE PLAN AMENDMENTS**

ASSOCIATES IN  
PLANNING & DESIGN

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**BOCC MEETING DATE:** September 19, 2007

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As you know, the Safe Harbor Property owners have been working cooperatively with Monroe County GMD staff for several months, and have actively participated in meetings of the Monroe County Planning Commission, in drafting the Working Waterfront Amendments to the Comprehensive Plan. Jerry Coleman represents Robbie's Safe Harbor Marina; David Horan and I represent the other Safe Harbor owners.

The proposed amendments will be presented at a public hearing on September 19. The Safe Harbor Property owners strongly support the proposed Amendments. They also have additional suggestions (attached) intended to strengthen the Amendments. Since the Planning Commission's unanimous approval of the draft Amendments, we have been meeting with Lower Keys post-emergency first-responders (Sheriff, Key West Police, Keys Energy Service, Lower Florida Keys Hospital, FKA) to determine how we can accommodate their facilities' requirements. The attached addenda contains the Safe Harbor Property Owners' suggestions of how the Comprehensive Plan can accommodate planning and design of facilities that will house first responders and provide staging for sea-based recovery efforts, consistent with the hurricane evacuation and recovery policies that underlie ROGO and NROGO.

So that the BOCC and public may be informed of these proposals in advance of the Public Hearing, we respectfully request that the attached Addendum sheet be included in the Agenda package for the September 19 hearing.