



Growth Management
Protecting the
Florida Keys

MONROE COUNTY

Alternative Hurricane Evacuation Strategies

- ▣ Change Rate & Distribution of Allocations
 - ▣ Distribution based on percentage of vacant land and takings liability keys wide?
 - ▣ Decrease annual allocation rate substantially to provide a longer period of time for the acquisition of privately-owned property
- ▣ Road Improvements (capacity)
 - ▣ Long term projects & costly
 - ▣ Controversial – 4 lane the keys – conflicts w community character
- ▣ Adopt CP Policies to allow the transfer of units between jurisdictions/sub areas?
 - ▣ IF, no new allocations
 - ▣ Affordable housing will become non-existent under this scenario – limited resource

Alternative Hurricane Evacuation Strategies

- ▣ Re-designate vacant platted lots close to US1 for other uses such as commercial/office, etc.
 - ▣ provide alternative reasonable use of property
 - ▣ case law on takings
- ▣ Request Federal Government designate all eligible areas within the Florida Keys as Coastal Barrier Resource Units (CBRS)
 - ▣ alleviate eligibility of obtaining federal funds or subsidies for development (such as flood insurance)

Alternative Hurricane Evacuation Strategies

- ▣ Statutory, Rule and Comp Plan revisions to clearance time threshold
 - ▣ 24 hours appropriate?
 - ▣ Increase based on forecasting improvements?
 - ▣ Revise Staged/Phased CP Policies

POLICY 216.1.8 OF MONROE COUNTY COMPREHENSIVE PLAN
IN THE EVENT OF A PENDING **MAJOR HURRICANE (CATEGORY 3-5)** MONROE COUNTY SHALL IMPLEMENT THE FOLLOWING STAGED/PHASED EVACUATION PROCEDURES TO ACHIEVE AND MAINTAIN AN OVERALL 24-HOUR HURRICANE EVACUATION CLEARANCE TIME FOR THE RESIDENT POPULATION.

1. APPROXIMATELY **48 HOURS** IN ADVANCE OF TROPICAL STORM WINDS, A MANDATORY EVACUATION OF **NON- RESIDENTS, VISITORS, RECREATIONAL VEHICLES (RV'S), TRAVEL TRAILERS, LIVE-ABOARDS** (TRANSIENT AND NON- TRANSIENT), AND MILITARY PERSONNEL FROM THE KEYS SHALL BE INITIATED. STATE PARKS AND CAMPGROUNDS SHOULD BE CLOSED AT THIS TIME OR SOONER AND ENTRY INTO THE FLORIDA KEYS BY NON-RESIDENTS SHOULD BE STRICTLY LIMITED.

2. APPROXIMATELY **36 HOURS** IN ADVANCE OF TROPICAL STORM WINDS, A MANDATORY EVACUATION OF **MOBILE HOME RESIDENTS**, SPECIAL NEEDS RESIDENTS, AND HOSPITAL AND NURSING HOME PATIENTS FROM THE KEYS SHALL BE INITIATED.

3. APPROXIMATELY **30 HOURS** IN ADVANCE OF TROPICAL STORM WINDS, A MANDATORY PHASED EVACUATION OF **PERMANENT RESIDENTS** BY EVACUATION ZONE (DESCRIBED BELOW) SHALL BE INITIATED.

Vacant land within unincorporated Monroe

	I	II	III	III-A	0	Vacant acres in Tier	Net Parcels and Acres
Lower Keys							
Vacant Parcels	3,288	411	1,724	31	17	N/A	5,471
Acres	6,338.7	78.1	573.7	11.5	52.2	7,002.0	7,054.2
Percent Vacant Acres	89.9%	1.1%	8.1%	0.2%	0.7%	N/A	N/A
Middle Keys							
Vacant Parcels	20	0	284	0	N/A	N/A	304
Acres	147.6	0.0	63.6	0.0	N/A	211.2	211.2
Percent Vacant Acres	69.9%	0.0%	30.1%	0.0%	N/A	N/A	N/A
Upper Keys							
Vacant Parcels	835	0	1,658	265	225	N/A	2,983
Acres	1,501.1	0.0	316.3	79.9	261.3	1,897.3	2,158.6
Percent Vacant Acres	69.5%	0.0%	14.7%	3.7%	12.1%	N/A	N/A
Total Parcels	4,143	411	3,666	296	242	N/A	8,758
Total Acres	7,987.4	78.1	953.6	91.4	313.5	9,110.5	9,424.0
Percentage of Tier	84.8%	0.8%	10.1%	1.0%	3.3%	N/A	100%

Alternative Hurricane Evacuation Strategies

▣ Land acquisition priorities

Powers of Land Authority - 380.0666. F.S.

(2) To undertake and carry out studies and analyses of county land planning needs within areas of critical state concern and ways of meeting those needs.

(3) To acquire and dispose of real and personal property or any interest therein when such acquisition is necessary or appropriate to protect the natural environment, provide public access or public recreational facilities, preserve wildlife habitat areas, provide affordable housing

The land authority shall make such acquisition only if:

- Such acquisition is consistent with land development regulations and local comprehensive plans adopted
- The property acquired is within an area of critical state concern
- The property to be acquired has not been selected for purchase through another local, regional, state, or federal public land acquisition program.

Alternative Hurricane Evacuation Strategies

County Comprehensive Plan Land Authority Ordinance

Sec. 2-396 Article adopted for the purpose of establishing a land acquisition program in the county as a means of implementing the goals, policies and objectives of the county comprehensive plan, including, but not limited to:

- protection of property rights of small landowners;
- consolidation of substandard lots;
- provision of land for the development of affordable housing;
- preservation of environmentally sensitive lands;
- preservation of the habitats of rare, threatened or endangered species of plants and animals;
- enhancement of the community character of the county; and
- protection of open space, scenic corridors and viewsheds

Alternative Hurricane Evacuation Strategies

If land authority acquisition prioritizes purchasing vacant platted lots to alleviate takings liability:

PROS: alleviate takings liability

CONS:

- 1) long term maintenance of small lots vs. large conservation areas
- 2) limited funding

Alternative Solution: dependent taxing authority by referendum for land acquisition

Alternative Hurricane Evacuation Strategies

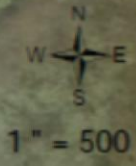
- ▣ Build Shelters (OUTSIDE CHHA)
- ▣ Establish a fee in lieu for constructing shelters
 - ▣ individuals COULD pay into a fund for Local Government to use for shelter development
 - ▣ Areas in county where land is not within the coastal high-hazard area (CHHA) are where a shelter could be located
 - CHHA 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
 - See Maps of parcels outside CHHA boundary (excludes Tier I parcels) - since those would not be targets for areas where a shelter could be constructed



- Monroe County Parcels outside of CHHA (Tier I parcels excluded)
- Mile Marker

Data Source: Monroe County GIS
South Florida Regional Planning Council

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.





**OTHER
IDEAS????**

