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)
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

<table>
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<tr>
<th></th>
<th>I</th>
<th>II</th>
<th>III</th>
<th>III-A</th>
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<th>Vacant acres in Tier</th>
<th>Net Parcels and Acres</th>
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<tbody>
<tr>
<td><strong>Lower Keys</strong></td>
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<tr>
<td>Vacant Parcels</td>
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<td>8.1%</td>
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<td>0.0%</td>
<td>30.1%</td>
<td>0.0%</td>
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<td>N/A</td>
<td>N/A</td>
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<td><strong>Upper Keys</strong></td>
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<td><strong>Total Parcels</strong></td>
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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.
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.
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
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
OTHER IDEAS????