

AGENDA
PLANNING & ZONING BOARD
REGULAR MEETING & PUBLIC HEARING

Wednesday, November 19th, 2025 - 9:30 am
Marble Hall, 600 W. Ocean Drive, Key Colony Beach, Florida 33051 & via Zoom Conferencing
[Zoom Conferencing Information at the end of the Agenda](#)

- 1. Call to Order, Pledge of Allegiance & Roll Call**
- 2. Approval of the Agenda** (Additions, changes, and deletions can be made via one motion and a second to approve by majority vote)
- 3. Citizen Comments & Correspondence**
- 4. Approval of Minutes**
 - a. Planning & Zoning Board Minutes October 15th, 2025 – Pgs. 1-2**
- 5. Disclosure of Ex-Parte Communication – Pg. 3**
- 6. Discussion/Recommendation for Approval of Jay Helme as an Alternate Member to the Planning & Zoning Board – Pgs. 4-7**
- 7. Discussion and Recommendations on a Draft Ordinance for Amending Side Setback Requirements for Residential Swimming Pools – Pgs. 8-12**
- 8. Discussion/Recommendation for Comprehensive Plan Amendments**
 - a. Florida Commerce Report Pgs. 13-23**
 - b. Comprehensive Plan Edits Guide – Pgs. 24-25**
 - c. Draft Comprehensive Plan – Pgs. 26-79**
- 9. Other Business**
- 10. Next meeting:** December 17th, 2025, 9:30 AM
- 11. Adjourn**

“Members of the Public may speak for three minutes and may only speak once unless waived by a majority vote of the commission.”

Letters submitted to the City Clerk to be read at the Commission Meeting will be made part of the record but not read into record. Persons who need accommodations in order to attend or participate in this meeting should contact the City Clerk at 305-289-1212 at least 48 hours prior to this meeting in order to request such assistance. If a person decides to appeal any decision made with respect to any matter considered at any meeting, that person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This meeting will be held at the City Hall Auditorium ‘Marble Hall’, 600 W. Ocean Drive, Key Colony Beach, and via Zoom.

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/88986076049?pwd=1lvSfDJldphg5jxwbEe7dSNC2C4aNs.1>

Passcode:259255

Phone one-tap:

+13052241968,,88986076049#,,, *259255# US

+13092053325,,88986076049#,,, *259255# US

Join via audio:

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

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MINUTES
PLANNING & ZONING BOARD
REGULAR MEETING & PUBLIC HEARING

Wednesday, October 15th, 2025 - 9:30 am

Marble Hall, 600 W. Ocean Drive, Key Colony Beach, Florida 33051 & via Zoom Conferencing

1. **Call to Order, Pledge of Allegiance & Roll Call:** The Key Colony Beach Planning & Zoning Meeting was called to order by Chair George Lancaster at 9:30 AM, followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Chair George Lancaster, Vice-Chair Lin Walsh, Bob Glassman, Lenoard Geronemus, Lynne Conkling. **Also Present:** Building Official Tony Loreno, Building Assistant Samantha Rodamer, Administrative Assistant Par Darnall, City Clerk Silvia Roussin.

2. **Approval of the Agenda** (Additions, changes, and deletions can be made via one motion and a second to approve by majority vote)

There were no changes to the agenda and Chair Lancaster asked for a motion to approve.

MOTION: Motion made by Leonard Geronemus to approve the agenda. Lynne Conkling seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

3. **Citizen Comments & Correspondence:** None.

4. **Approval of Minutes**

- a. Planning & Zoning Board Minutes July 23rd, 2025
- b. Planning & Zoning Board Minutes October 2nd, 2025

There were no changes to the minutes, and Chair Lancaster asked for a motion to approve.

MOTION: Motion made by Lynne Conkling to approve both sets of meeting minutes. Bob Glassman seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

5. **Administration of the Oath of Witness:** City Clerk Roussin administered the Oath of Witness to Mr. John Appleson, the representative of the Boatlift Application, and Building Official Loreno.

6. **Disclosure of Ex-Parte Communication:** None.

7. **Discussion/Recommendation for Approval for the Installation of a 32,000 Cradle-Style Boatlift for the property at 195 15th Circle.**
 - a. Boatlift Application
 - b. Letter(s) of Approval from Neighbor(s)

Chair Lancaster introduced the agenda item and asked Building Official Loreno to elaborate. Building Official Loreno stated that the requested boatlift installation will have no impact on neighboring properties and recommended approval. Mr. Appleson had no additional comments on the application. Building Official Loreno explained the need for approval and elaborated on how size might cause visual impacts. John Appleson clarified that the dock was existing and had not been installed by his company.

There was no further discussion, and Chair Lancaster asked for a motion to approve.

MOTION: Motion made by Leonard Geronemus to approve the application. Lynne Conkling seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

City Clerk Roussin advised requesting the addition of the recommendation to the next day's City Commission agenda.

8. Discussion/Recommendation on a Code Amendment to Side Setback requirements for Residential Swimming Pools

Chair Lancaster introduced the agenda item and asked Building Official Loreno to provide details. Building Official Loreno discussed current ordinance requirements for swimming pools, common variance requests, and potential changes and their impacts. He also commented on the amendment to apply solely to residential pools, excluding pool equipment and other accessory structures. Building Official Loreno confirmed that correct wording in the amendment will prevent misuse of the changes. City Clerk Roussin stated that a draft ordinance will return to the Board if the Commission follows the Board's recommendation. After further discussion, Chair Lancaster requested a motion to approve the recommendation to alter the side setback requirements for residential swimming pools, based on the Building Official's suggestion, pending review of the draft ordinances by the Planning & Zoning Board.

MOTION: Motion made by Leonard Geronemus to approve. Bob Glassman seconded the motion.

DISCUSSION: City Clerk Roussin stated the motion for the record.

ON THE MOTION: Rollcall vote. Unanimous approval.

9. Other Business: None.

10. Next meeting: November 19th, 2025, 9:30 AM

11. Adjourn: The meeting adjourned at 9:54 AM.

Respectfully submitted,

Silvia Roussin

City Clerk

EX-PARTE COMMUNICATIONS

An ex-parte communication is defined as:

any contact, conversation, communication, writing, correspondence, memorandum or any other verbal or written communication that takes place outside a public hearing between a member of the public and a member of a quasi-judicial board, regarding matters which are to be heard and decided by said quasi-judicial board.

Site visits and expert opinions are also considered ex-parte communications.

In the event that someone contacts a Board Member about a quasi-judicial matter outside of a public meeting, at such time that particular issue is brought before the Board, the Board Member should state on the record:

- the existence of any ex-parte communication,
- the nature of the communication,
- the party who originated the ex-parte communication, and
- whether or not the ex-parte communication affects your ability to impartially consider the evidence presented.

Similarly, any correspondence received by a Board Member must be forwarded to the Board Clerk.

Note: The term “Board Member” would include all members of the Code Enforcement Board, the Planning & Zoning Committee, and the City Commission when they are acting in a quasi-judicial capacity (for example, but not limited to, code violation hearings and variance hearings).



CITY OF KEY COLONY BEACH

ADVISORY BOARD & VOLUNTEER COMMITTEE APPLICATION

OFFICE OF THE CITY CLERK
PO Box 510141
CITY OF KEY COLONY BEACH, FL 33051
TELEPHONE: (305) 289-1212
WEB: WWW.KEYCOLONYBEACHFL.NET

☒ NEW APPLICATION ☐ RE-APPLICATION

- ☐ BEAUTIFICATION COMMITTEE (2-Year Terms; 5 Members, 2 Alternates.)
☒ PLANNING & ZONING BOARD (2-Year Term; 5 Members, 2 Alternates)
☒ RECREATION COMMITTEE (2-Year Term; 5 Members, 2 Alternates)
☐ UTILITY BOARD (1-Year Term; 5 Members, 2 Alternates)
☒ DISASTER PREPAREDNESS

Name: HELME JAY (skip) E.
(Last) (First) (Middle)

Address: [REDACTED]

Mailing Address (if different): [REDACTED]

Business Address: NONE

Occupation: RETIRED

Home/Cell Ph.: [REDACTED]

E-mail: [REDACTED]

Do you reside within the City limits?

☒ Yes ☐ No

• If yes, how long have you resided in the City of Key Colony Beach? SINCE JUNE 2025

Do you own property in the City of Key Colony Beach?

☒ Yes ☐ No

Are you a Registered Voter in the City of Key Colony Beach?

☒ Yes ☐ No

Please rank your board preference(s): 1. _____

2. _____

3. _____

Have you ever served on a volunteer board or in a volunteer capacity before? ☒ Yes ☐ No

If yes, please indicate name of board and dates of service. RHOODE ISLAND MARINE

TRADE ASSOCIATION - 2005-2010 INTERNATIONAL YACHT RESTORATION

SCHOOL - 2019-2022 NEWPORT COUNTY YOUTH HOCKEY-2010-2014

Why would you like to serve on this board? I WOULD LIKE TO CONTRIBUTE

MY TIME AND EXPERIENCE TO HELP MAINTAIN AND PROMOTE A GOOD QUALITY OF LIFE IN KCB.

What special skills would you bring to this position? I OWNED AND OPERATED

OPERATED A BUSINESS FOR 35 YEARS. WE HAVE

LIVED IN A 'TOURIST' DESTINATION IN NEWPORT, RI

FOR 50 YEARS. WE ARE VERY MUCH AWARE OF THE

Please list fields of work experience: CHALLENGES OF COASTAL/VACATION COMMUNITIES,

I HAVE A BA IN ECONOMICS AND MANAGED THE

BUDGETS AND OPERATION OF MY BUSINESS AND OTHER

VOLUNTEER ORGANIZATIONS

List any licenses and/or degrees (optional): BA IN ECONOMICS FROM HOBART COLLEGE

Local References (Please list 3):

1. TRACY CHACKS FIELD
2. SCOTT AND LUCY BLUMER
3. DUKE AND CAROLYN SANDS

Would you have a problem with the meeting dates and times for the board/agency for which you are applying? ☐ Yes ☒ No

If yes, please explain: _____

Signed: Jay E. Helm Date: 10/16/2025

SCHEDULE OF BOARD/COMMITTEE MEETINGS

Beautification Committee	2 nd Tuesday of each month	10:00 am
Planning and Zoning Board*	3 rd Wednesday of each month	9:30 am
Recreation Committee	As needed	TBD
Utility Board	3 rd Tuesday of each month	9:30 am

*These boards are subject to Financial Disclosure.

Submit application to:

Silvia Gransee
City Clerk
City of Key Colony Beach
PO Box 510141
Key Colony Beach, FL 33051

OR

Cityclerk@keycolonybeach.net

CITY OF KEY COLONY BEACH ADVISORY BOARD & VOLUNTEER COMMITTEE MEMBER APPLICATION

Acknowledgments:

1. Accuracy of Information. I certify that the information provided in my Board Application with the City of Key Colony Beach is correct to the best of my knowledge.

Printed Name: JAY E. HELME JR

Signature: Jay E Helme Jr

Date: 10/16/2025

ORDINANCE NO. 2025-507

AN ORDINANCE OF THE CITY OF KEY COLONY BEACH, FLORIDA, AMENDING ARTICLE III, CHAPTER 101 OF THE LAND DEVELOPMENT REGULATIONS RELATED TO REDUCTION OF SETBACKS FOR RESIDENTIAL POOLS; SPECIFICALLY AMENDING SECTIONS 101-13 AND 101-26 OF THE LAND DEVELOPMENT REGULATIONS TO PROVIDE FOR REDUCED SETBACKS FOR POOLS WITHIN THE R-2B ZONING DISTRICT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES OR PARTS THEREOF FOUND TO BE IN CONFLICT; PROVIDING FOR SEVERABILITY, REPEAL, AND CODIFICATION IN THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Key Colony Beach, Florida (the “City”), is a Florida Municipal Corporation with such power and authority as has been conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, Chapter 166, Florida Statutes, grants the City broad municipal home rule powers to enact ordinances which represent official legislative action of the City Commission and are enforceable as a matter of law; and

WHEREAS, the City Commission of the City of Key Colony Beach, Florida (the “City Commission”) determined the need to amend the Land Development Regulations to reduce required side setbacks for pools; and

WHEREAS, the City Commission desires to specifically amend Article III, Sections 101-13 and 101-26 of the City’s Land Development Regulations in order to clarify the required setbacks for pools within the R-2B zoning district; and

WHEREAS, the City Commission finds and declares that the adoption of this Ordinance is appropriate, and in the public interest of this community.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KEY COLONY BEACH, FLORIDA, AS FOLLOWS:

~~Strikethrough~~ = deletion

Bold underline = addition

Section 1: Recitals

The above recitals are true and correct.

Section 2: Effective Date

This Ordinance shall become effective upon final approval by the City Commission.

Section 3: Amending Section 101-13 and 101-26 of the Land Development Regulations

Sections 101-13 and 101-26 of Article III, "District Regulations" of the Land Development Regulations of the City of Key Colony Beach, Florida, is hereby amended as follows:

Sec. 101-13. - R-2B Two dwelling unit residence district.

- (1) Intent. This district is intended to accommodate one unit detached and two-unit dwellings. It conforms with the two-family residential category of the comprehensive plan.

- (5) Setbacks (see also section 101-26).

Front yard minimum of 20 feet, except 5 feet on Clara Boulevard and Coral Lane.

Side yard minimum of 5 feet on each side, except on corner lots or on combined lots. In the case of attached two-unit dwellings, one side setback shall be required for each dwelling. ~~A minimum side yard setback of 5 feet shall be allowed only for pools within R2B zoning in accordance with section 101-26.~~

Rear yard minimum of 15 feet, except 5 feet on Clara Boulevard and Coral Lane.

Corner lot minimum side yard of 15 feet on the street frontage and rear yard of 5 feet.

For combined lots, the side yard minimum shall be 10 per cent of total width.

- (6) Floor area. Minimum habitable building area of 450 square feet per dwelling unit.
- (7) Pervious area. Minimum of 15 per cent.
- (8) Height. Maximum of 1 story, but in no case more than 20 feet.
- (9) Special regulations. See sections governing parking, landscaping and signs.

Sec. 101-26. - Accessory structures and uses.

- (11) *Swimming pools, spas, hot tubs.*

(a) *Setbacks:*

~~40~~ 5 feet from side lot lines and 10 feet from rear lot lines and (MHW) on canals, and ~~10~~ 5 feet from sides lot lines and 10 feet from rear lot lines on dry lots; except

~~that a minimum side yard setback of 5 feet shall be allowed for pools only within the R2B zoning district as provided for in Section 101-13 above.~~

25 feet from front lot line in all districts;

15 feet from side lot line in R-3 and RH districts;

100 feet from Ocean (MHW);

20 feet from MHW on Vaca Cut.

(b) [Pools, spas, and hot tubs:] Above grade pools are not permitted in any district. Prefabricated portable wading pools not over 18 inches in height above grade are permitted. Portable, plug in type spas or hot tubs no larger than 8'0" × 8'0" × 3'0" in height above grade are permitted when in compliance with the following:

1. Setbacks must comply with section 101-26(11)(a).
2. All controls, water heating and water circulating equipment are an integral part of the product and must be cord-connected to GFI outlet (no hard or permanent plumbing or electrical connections are permitted).
3. Must comply with SBCCI Standard Swimming Pool Code 1999 Edition (in particular Section 315, Protective Enclosure).
4. Must comply with City Code Chapter 6, section 6-2.3 which states that structures are designed to be securely anchored so as to withstand hurricane force wind and wave pressure.
5. A building permit must be approved and obtained prior to any installation.

(c) Drainage: Pool drainage shall not be piped to the city sewer system. See article VII. Pools cannot drain onto adjoining property or rights-of-way.

(d) Pool enclosures: Insect screening or other enclosures shall be permitted when the pool and its enclosure are not located within the required setback.

Section 4: Severability and Conflict

If any portion of this Ordinance is declared by a Court of competent jurisdiction to be invalid or unenforceable, such declaration shall not be deemed to affect the remaining portions of this ordinance. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5: Inclusion in the Code of Ordinances and Land Development Regulations

The provisions of this Ordinance shall be included and incorporated into the Code of Ordinances and Land Development Regulations of the City of Key Colony Beach, Florida, as an addition or amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the code.

Section 6: Effective Date

This Ordinance shall become effective upon its final adoption by the City Commission of the City of Key Colony Beach, Florida.

-/Remainder of Page Left Intentionally Blank/-

FIRST READING by the City of Key Colony Beach, Florida, City Commission this 18th day of December 2025.

Mayor Freddie Foster	NO _____ YES _____
Vice-Mayor Doug Colonell	NO _____ YES _____
Commissioner Tom Harding	NO _____ YES _____
Commissioner Tom DiFransico	NO _____ YES _____
Commissioner Kirk Diehl	NO _____ YES _____

SECOND READING AND DULY ADOPTED by the City of Key Colony Beach, Florida, City Commission on this 15th day of January 2026.

Mayor Freddie Foster	NO _____ YES _____
Vice-Mayor Doug Colonell	NO _____ YES _____
Commissioner Tom Harding	NO _____ YES _____
Commissioner Tom DiFransico	NO _____ YES _____
Commissioner Kirk Diehl	NO _____ YES _____

DULY PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF KEY COLONY BEACH, FLORIDA, this 15th day of January, 2026.

Freddie Foster
Mayor

Silvia Roussin, City Clerk

Approved as to form and legal sufficiency:

Dirk M. Smits, Esq. B.C.S., City Attorney

May 27, 2025

The Honorable Freddie Foster
Mayor, City of Key Colony Beach
600 W. Ocean Drive
Key Colony Beach, Florida 33051

Dear Mayor Foster,

FloridaCommerce has completed its review of the proposed comprehensive plan amendment for the City of Key Colony Beach (Amendment No. 25-01ER), which was received on March 28, 2025. FloridaCommerce has reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

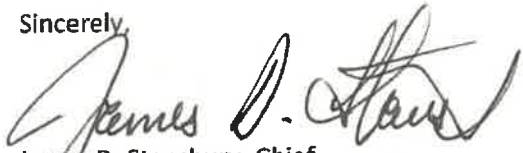
The attached Objections, Recommendations, and Comments Report outlines FloridaCommerce's findings concerning the amendment. FloridaCommerce has identified an objection and has included recommendations regarding measures that can be taken to address the objection. FloridaCommerce is also providing a comment. The comment is offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "In Compliance" as defined in section 163.3184(1)(b), F.S. Copies of comments received by FloridaCommerce from reviewing agencies, if any, are also enclosed.

The City should act by choosing to adopt, adopt with changes or not adopt the proposed amendment. For your assistance, the procedures for final adoption and transmittal of the comprehensive plan amendment are enclosed.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to section 163.3184(4)(e)2., F.S.**

FloridaCommerce staff is available to assist the City to address the objection and comment. If you have any questions related to this review, please contact Yazmin Valdez, Deputy Bureau Chief, by telephone at (850)717-8524 or by email at Yazmin.Valdez@Commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/yv

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Silvia Roussin, City Clerk, City of Key Colony Beach
Isabel Cosio Carballo, MPA, Executive Director, South Florida Regional Planning Council

**Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Key Colony Beach 25-01ER**

FloridaCommerce has identified an objection and a comment regarding the City of Key Colony Beach's proposed comprehensive plan amendment. The objection and comment are provided below, along with recommended actions the City could take to resolve issues of concern. If the City adopts the plan amendment without adequately addressing the objection, FloridaCommerce may find the amendment not in compliance with Chapter 163, Part II, Florida Statutes (F.S.), pursuant to section 163.3184(4)(e)4., F.S. Comments are offered to assist the local government and will not form the basis for a compliance determination.

FloridaCommerce staff has discussed the basis of the report with local government staff and is available to assist the City to address the objection and comment.

I. Objection

Objection 1: Comprehensive Plan Update

The amendment does not update the City's Comprehensive Plan to comply with statutory requirements relating to the City's planning period and is not based on relevant and appropriate data and analysis.

Chapter 2023-31, Laws of Florida, modified section 163.3177(5)(a), F.S., to require local governments to increase the two required planning periods in their comprehensive plans from 5-year and 10-year planning periods to 10-year and 20-year planning periods.

The proposed amendment does not update the City's Comprehensive Plan elements to address the required planning periods, based upon relevant and appropriate data and analysis, consistent with the requirements of section 163.3177(1)(f), F.S., that all mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government. Pursuant to section 163.3177(2), F.S., coordination of the elements of the local comprehensive plan shall be a major objective of the planning process, and the elements shall be consistent. Where data is relevant to several elements, consistent data shall be used, including population estimates and projections unless alternative data can be justified for a plan amendment through new supporting data and analysis. Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.

The proposed amendment does not update all the elements of the Comprehensive Plan and the planning periods based upon relevant and appropriate data and analysis of permanent and seasonal population estimates and projections consistent with the requirements of sections 163.3177(1)(f)3., and 163.3177(2), F.S.

The proposed update to the Comprehensive Plan (Potable Water, Sanitary Sewer, Solid Waste and Transportation Elements) is currently not based upon relevant and appropriate data and analysis of public facilities (potable water, sanitary sewer, solid waste, stormwater and transportation facilities) addressing the following for the required updated planning periods: (1)

current and projected demand upon public facilities based upon relevant and appropriate population estimates and projections, (2) current and projected designed capacity of public facilities, (3) current and projected operating levels of service of public facilities, (4) identification of any improvements that are needed to public facilities, including the timing and scope of such improvements, in order to achieve and maintain the adopted level of service standards of public facilities and (5) coordination of any need improvements with the Capital improvements Element.

Statutory Authority: Sections 163.3177(1)(f), 163.3177(1)(f)3., 163.3177(2), 163.3177(5)(a), 163.3177(6)(a)2., 163.3177(6)(f)2., 163.3177(6)(b), 163.3177(6)(c), 163.3177(6)(d), 163.3177(6)(e), 163.3177(6)(g), 163.3178, 163.3184(4), 163.3191 and 380.0552 F.S.

Recommendation: The City should revise proposed Amendment 25-01ER to be based upon relevant and appropriate data analysis of public facilities for the planning period. The City's update to the long-term and short-term planning horizons proposed to meet the requirements of section 163.3177(5)(a), F.S., must be based upon relevant and appropriate data and analysis. The update to the planning periods shall consider the following:

- Data and analysis of the permanent and seasonal population estimates and projections,
- Coordination of and consistency between all the elements of the Comprehensive Plan and
- Data and analysis of public facilities (potable water, sanitary sewer, solid waste, stormwater and transportation facilities).

Further, the City should revise the Future Land Use Element to be based upon relevant and appropriate data and analysis consistent with the requirements of section 163.3177(6)(a)2., F.S., for the required planning periods. The proposed planning horizon and above data and analysis should also be reflected within the adopted Future Land Use Map (FLUM) series.

II. Comment

Comment 1): Lack of Meaningful and Predictable Standards

Policies 1.2.2, 3.2.2 and 3.4.1 lack a specific timeframe for implementation, which may hinder their effectiveness and accountability. Lack of detailed targets and criteria does not establish meaningful and predictable standards for the implementation of the proposed policies. Additionally, the proposed plan incorporates policies contingent upon completion of the 2024 Vulnerability Assessment, specifically Policies 3.1.1, 3.2.1, and 3.2.5. Given that the Vulnerability Assessment has been conducted in the current year (2025), it is imperative to update the plan's dates and revise policies reliant on the assessment to accurately reflect the completion year and implementation timelines.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "[Comprehensive Plan and Amendment Upload](https://fldco.my.salesforce-sites.com/cp/)" (<https://fldco.my.salesforce-sites.com/cp/>) or submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

- _____ State Land Planning Agency identification number for adopted amendment package.
- _____ Summary description of the adoption package, including any amendments proposed but not adopted.
- _____ Ordinance number and adoption date.
- _____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.
- _____ Name, title, address, telephone, FAX number and e-mail address of local government contact.
- _____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendment, an adopted future land use map, in **color format**, clearly depicting the parcel, its existing future land use designation and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for state coordinated review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the FloridaCommerce did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the FloridaCommerce to the ORC report from the FloridaCommerce.



MEMORANDUM

AGENDA ITEM #II.A

DATE: APRIL 24, 2025

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN (LGCP) PROPOSED AND ADOPTED
AMENDMENT CONSENT AGENDA

Pursuant to the 1974 Interlocal Agreement creating the South Florida Regional Planning Council (Council), the Council is directed by its member counties to "assure the orderly, economic, and balanced growth and development of the Region, consistent with the protection of natural resources and environment of the Region and to protect the health, safety, welfare, and quality of life of the residents of the Region."

In fulfillment of the Interlocal Agreement directive and its duties under State law, the Council reviews local government Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Pursuant to Section 163.3184, Florida Statutes as presently in effect, Council review of comprehensive plan amendments is limited to 1) adverse effects on regional resources and facilities identified in the SRPP and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region. The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Economic Opportunity certifies its completeness.

A written report of the Council's evaluation pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.

Recommendation

Find the proposed and adopted plan amendments from the local governments listed as not causing adverse impact to state or regional resources/facilities and without extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

Approve this report for transmittal to the local governments with a copy to the State Land Planning Agency.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954-924-3653 Phone, 954-924-3654 FAX
www.sfrationalcouncil.org

PROPOSED AMENDMENTS

- **City of Key Colony Beach 25-01ER**

Proposes Evaluation and Appraisal Report (EAR) based text amendments to all the City's Comprehensive Plan Elements, including but not limited to Future Land Use, Transportation, Infrastructure, Coastal Management, Intergovernmental Coordination, and Capital Improvements. Additionally, the amendment adds a Property Rights Element. The package adds sections within the Coastal Management Element to include: Coastal Storm Areas, Increase Communitywide Resiliency, Reduce Flood Risk in Coastal Areas, and Remove Coastal Property from Flood Zone Designations, Site Development Techniques, Best Practices to Reduce Flood Loss and Claims, Keeping Consistent with Florida Building Code and Floodplain Management Regulations and Coastal Construction Standards in Chapter 161 F.S. and FEMA's Community Rating System. The amendment package also adds language to include the 2024 Vulnerability Assessment and Watershed Management Plans.

- **City of Oakland Park 25-01ESR**

Proposes amending the City of Oakland Park's Comprehensive Plan 2045, the Future Land Use Element (FLUE), and the Housing Element policies. The Housing Element has been updated to incorporate Policy 2.2.7 – Affordable Housing. The amendment updates the policy language to ensure a more precise and actionable framework for affordable housing implementation. The revisions enhance the policy's clarity and effectiveness, ensuring that affordability requirements are well-defined, enforceable, and aligned with the City's long-term housing objectives. Updates to the Future Land Use Element include enforcement of stormwater runoff requirements for new developments and usage of "best management practices", preservation of environmentally sensitive lands, and coordination with the Broward County School District regarding School Concurrency.

ADOPTED AMENDMENTS

- **City of Fort Lauderdale 24-02ESR**
Adopts a text amendment to the transit-oriented development land use designation language for the floor-to-area ratio from 2.5 to 3.
- **City of Fort Lauderdale 24-03ESR**
Adopts a map amendment establishing the Uptown Urban Village Transit-Oriented Development on the City's Future Land Use Map. This map amendment corresponds to the City's transmittal of the Uptown Urban Village Transit-Oriented Development LUPA, submitted on March 13, 2024, reference number 24-01ESR. Due to a technical error, the Future Land Use Map amendment was processed separately and is now being transmitted.
- **City of Fort Lauderdale 25-01ESR**
Adopts an amendment to the City of Fort Lauderdale's Comprehensive Plan Future Land Use Element to allow community facilities and utility uses as a permitted use in the Parks, Recreation, and Open Space future land use designation, with a restriction on maximum acreage.
- **City of Hialeah 24-01ESR**
Adopts an amendment to the Future Land Use Element to increase the maximum densities of the High-Density Residential, Commercial, Downtown Mixed-Use, Industrial, and Major Institutions land use categories. The density increase is subject to participating in the mixed-income affordable housing program. Densities include 100 units per acre for High-Density Residential, Commercial, Commercial Residential, Central Business District, Industrial, and Major Institutions zoned properties participating in the mixed-income affordable housing program.

**** Staff Note:** Due to the different time requirements for Agencies' responses, some comments may not have been received. Of the Agencies that have submitted comments, those comments do not reflect potential adverse regional or extra-jurisdictional impacts.

No concerns or technical assistance comments reflecting potential adverse regional or extra-jurisdictional impacts were received from local governments or partner agencies.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

1000 N.W. 111 Avenue
Miami, Florida 33172

JARED W. PERDUE, P.E.
SECRETARY

April 21, 2025

Ms. Silvia Roussin
City Clerk
City of Key Colony Beach
600 West Ocean Drive
P.O. Box 510141
Key Colony Beach, Florida 33051

**Subject: Comments for the Key Colony Beach Comprehensive Plan
Amendment FDEO #25-01ER**

Dear Ms. Roussin:

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation, District Six, reviewed the proposed amendment to the Key Colony Beach Comprehensive Plan. The proposed EAR-based amendments modify/update various Elements of the Comprehensive Plan.

The District reviewed the amendment package per Chapter 163 Florida Statutes and found the proposed text amendment would not adversely impact transportation resources and facilities of state importance.

Thank you for coordinating on the review of these proposed amendments with FDOT. If you have any questions, please do not hesitate to contact me by email at ken.jeffries@dot.state.fl.us at 305-470-5445 or shereen.yeefong@dot.state.fl.us or at 305-470-5393.

Sincerely,

DocuSigned by:

705CB18FD3D5405...

Kenneth Jeffries
Planning Manager

Cc: John Olson, P.E., Florida Department of Transportation, District 6

Harris, Donna

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Friday, April 25, 2025 4:48 PM
To: DCPexternalagencycomments
Cc: Plan_Review
Subject: [EXTERNAL] - Key Colony Beach 25-01ER Proposed

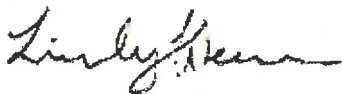
CAUTION - "This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe."

To: Donna Harris, Senior Plan Processor, Florida Commerce Bureau of Community Planning and Growth
Re: Key Colony Beach 25-01ER – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



Comprehensive Plan Edits Guide – October 2025

For KCB Comprehensive Plan Draft November 4, 2025

(This draft incorporates changes that were made in response to Florida-Commerce's Objections, Recommendations, and Comments (ORC) Report.)

Page 2, Policy 1.2.2.: Changed to correct outfall number

Page 3, Policy 1.5.2.: Changed to 25% pervious

Page 3, Objective 1.6: Replaced shall with "should"

Page 3, Policy 1.6.1: Replaced shall with "should"

Page 9: Added Future Transportation Map

Page 10, Policy 1.1.4.: Changed to "applicable FEMA Floodplain Regulations and Guidelines

Page 14, Objective 1.2: Changed to 3 outfalls; changed date to 2045

Page 14. Policy 1.2.2: Added a deadline of 2028 responding to Florida Commerce's comment section stating this policy lacked a "timeframe for implementation."

Page 14, Policy 1.2.2.: Changed to the 2025 Vulnerability Assessment and 2026 Watershed Management Plan

Page 14: Table removed

Page 16, Policy 1.4.4.: Changed to "by 2028."

Page 18, Policy 1.2.1: Changed date to 2045 to remain consistent

Page 18, Policy 1.2.2.: Changed "amend" to "enforce."

Page 20, Policy 1.6.1 (b): Replacing this policy verbiage with the following, *"The total combined area of accessory structures within the shoreline setback may only occupy 30 percent of the principal shoreline setback on Vaca Cut excluding the first 20 feet from MHW, and 60 percent of the principal shoreline setback along manmade canals including the first 10 feet from MHW except for pools and spas".*

Page 21, Policy 2.2.2.: Changed to “applicable FEMA Floodplain Regulations and Guidelines

Page 25, Policy 3.2.1.: Changed to 2025 Vulnerability Assessment

Page 25, Policy 3.2.5.: Changed to 3 years; 2025 VA

Page 26, Policy 3.4.1.: Rewritten to read: *“Develop and update land development techniques and best practices for coastal real property in flood zone designations established by the Federal Emergency Management Agency and outlined in FEMA Guidelines and the Florida Building Code. Such standards may include, but are not limited to, structural and nonstructural techniques such as low impact development and green infrastructure strategies that will enhance water quality treatment while also providing flood mitigation benefits. Best practices include flood mitigation strategies, including design of elements on structures, such as electrical components, and modification of infrastructure (including utilities) and shall consider impacts to adjacent properties, historic properties, and infrastructure projects.”*

Page 26, Policy 3.4.3.: Changed to *“shall comply with all applicable FEMA Floodplain Regulations and Guidelines. The City shall implement freeboard requirements consistent with or exceeding the Florida Building Code.”*

Page 28, Policy 3.5.1.: Changed to 3 years

Page 28, Policy 3.7.1.: Changed to 2025 VA and 2026 WMP

Page 31, Objective 1.5: Added “habitable” to floor definition

Page 32, Policy 1.7.3.: Adopt by 2028

Page 36, Policy 1.1.2.: Added stormwater

Page 36, Policy 1.1.3.: 2025 VA and 2026 WMP

Page 43: Removed old Five Year Capital Improvement Plan

Page 44: Added Data & Analysis section that reads: *“The Data and Analysis required to comply with the 10- and 20-year planning horizons are included as appendices along with the Key Colony Beach staff report, and are duly incorporated as part of this Comprehensive Plan.”*

City of Key Colony Beach Comprehensive Plan (2024-25 Edit)



Prepared By:



ERIN L. DEADY, P.A.



Brian Shea, AICP CFM

In conjunction with:

The City of Key Colony Beach
PO Box 510141 - Key Colony Beach, FL 33051-0141



Adopted Date: February 24, 1992

Amended	Ordinance Number
June 9, 2022	2021-468
July 9, 2015	440-2015
February 26, 2009	406-2009
November 24, 2008	404-2008
July 12, 2007	395-2007

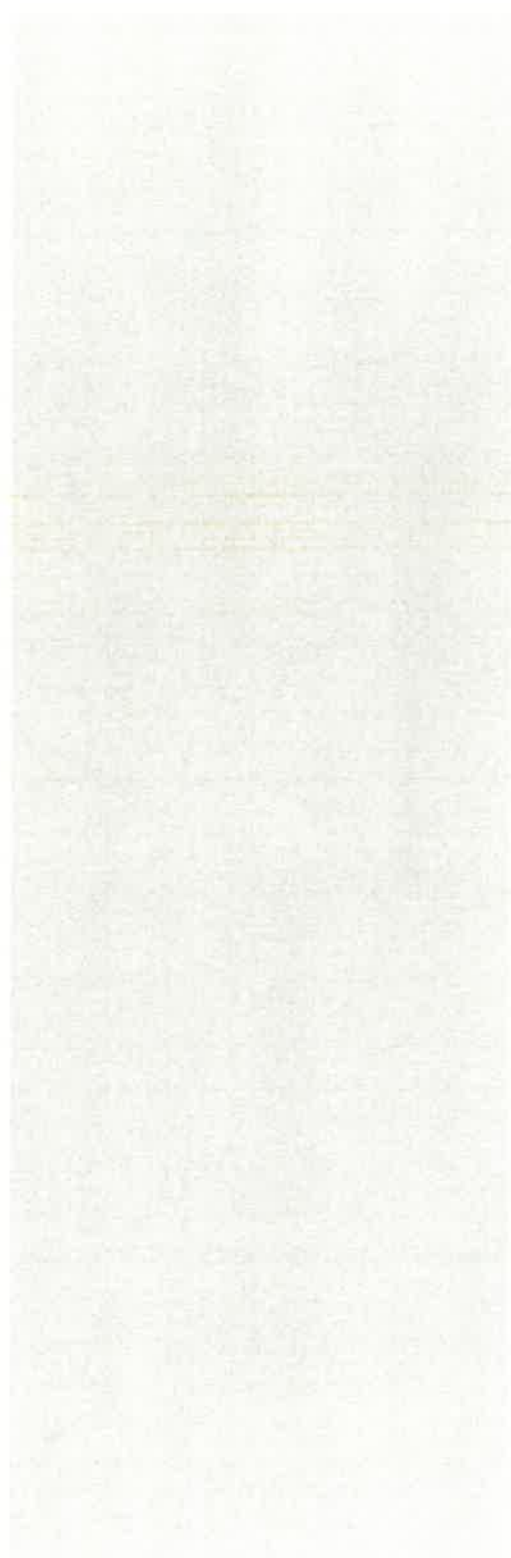


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FUTURE LAND USE

GOAL 1 Protect and enhance the residential, commercial, resort and natural resource areas of Key Colony Beach.

Objective 1.1 Infrastructure

The City shall ~~achieve~~provide 100 percent public water and sewer service to any new development, and continue to achieve on-site stormwater run-off detention, soil erosion control and floodplain (topography) protection via the most current Land Development Regulations provisions.

Policy 1.1.1 As new development occurs the City, will continue to use the development regulations to require a ~~tie-in~~connection to the sanitary sewer and public water systems.

Policy 1.1.2 The City shall continue to ~~use~~apply the updated flood plain and coastal construction provisions from the City's Land Development Regulations to ensure new development at topographic elevations sufficient to minimize flood impact.

Policy 1.1.3 The City shall review all current development codes to determine any needed refinements relative to on-site drainage, erosion control, open-space, traffic flow and parking lot design standards. This shall include the drainage level of service standard and canal bank reconstruction standards, i.e. to ensure mangrove retention and no new seawalls without proper State and Federal permits.

Policy 1.1.4 The City shall use the development regulations which reflect a concurrency management system, to ensure that no development permit shall be issued unless the public facilities necessitated by the project (in order to meet level of service standards specified in the Transportation, and Infrastructure policies) will be in place concurrent with the impacts of the development or the permit is conditional to assure that they will be in place.

Objective 1.2 Natural Resources

The City shall review and revise the development code as necessary to ensure no loss of waterfront natural resources and environmentally sensitive land as new development occurs, particularly mangroves; supplement with regular County or Department of Environmental Protection testing of bay water quality for greater measurability.

Policy 1.2.1 The City shall review and if necessary revise the appropriate land development regulations to ~~achieve provisions that~~ fully preserve the existing natural waterfront, particularly mangroves, beach vegetation, wetlands and significant bottomlands via setbacks, site plan review criteria, landscape requirements and dock or canal bank standards that can be used as development applications are reviewed.

Policy 1.2.2 The City shall supplement this code and development review process with a program to improve bay water quality by eliminating the 7 3 storm drain outfalls to facilitate bay flushing.

Objective 1.3 Hurricane Evacuation

The City shall *grant no land use plan amendments that would increase land use density and intensity, in-order to ensure that the projected "buildout" hurricane evacuation traffic entering on U.S. 1 will not increase.*

Policy 1.3.1 The eCity shall deny any plan amendments and rezoning requests that would increase population densities on the island in order to avoid further burdens on the hurricane evacuation plan. Vacant parcels will be developed at densities and intensities consistent with the Future Land Use Map and pre-1990 plats.

Objective 1.4 Post Disaster Recovery

The City shall participate with-in post-disaster institutions-planning procedures to guide City actions following a natural disaster.

Policy 1.4.1 The Post Disaster Plan will be maintained by the City Emergency Manager to work with local, state and federal emergency officials, assess damage, review emergency actions, prepare a redevelopment plan, and recommend needed changes to the Strategic Plan and to this Comprehensive Plan.

Policy 1.4.2 The Post Disaster Plan will maintain guidelines for determining priorities for the acquisition of storm-damaged property in hazard-prone areas.

Policy 1.4.3 The Post Disaster Plan will establish principles for repairing, replacing, modifying, or relocating public facilities in hazard-prone areas.

Policy 1.4.4 The City shall act in accordance with its Emergency Management Plan by complying with these policies and will contain step-by-step details for post-disaster recovery operations.

Objective 1.5 Future Land Use Categories

The City of Key Colony Beach shall continue to ensure that all new development is consistent with the Future Land Use Element.

Policy 1.5.1 The following Future Land Use Plan densities, intensities and approaches shall be established for the purpose of managing future growth. These land use policies shall govern even if it delays a development project application until the necessary implementing zoning is enacted.

- Single-Family Residential: Up to 7.5 units per acre.
- Two-Family Residential: Up to 8 units per acre.

- Multifamily Residential: Up to 8 units per acre.
- Commercial: Normal range of office and community retail uses at an intensity whereby at least ~~20~~ **25** percent of the lot is pervious and the maximum allowable floor area ratio of three (3 FAR).
- Resort: Hotels, restaurants, beach clubs and dwelling units that have ocean frontage. Development code design standards shall include a 3 story height limit, a prohibition against view obstructions of the ocean in the side yard setbacks and a 100 foot minimum setback from the mean high water level. The intensity shall be at least ~~20~~ **25** percent of the lot in pervious cover and a maximum allowable floor area ratio of three (3 FAR).
- Public Buildings and Grounds: Municipal, State and Federal uses. The intensity shall be at least ~~20~~ **25** percent of the lot in pervious cover and a maximum allowable floor area ratio of two (2 FAR).
- Conservation: Significant wetlands.
- Recreational: Public park and golf course uses.

Policy 1.5.2 ~~By 2023~~ On an annual basis, the City shall review, and if necessary revise the Land Development Regulations relative to subdivision control, sign controls, landscaping, ~~vulnerability analysis~~ the City's Vulnerability Analysis completed in 2025, and floodplain protection to assure their compatibility with the intent of this plan; ~~the only known incompatibilities are the need to tighten landscaping regulations relative to native plants and irrigation, and to reflect the latest FEMA floodplain standards. The City shall monitor and enforce the Land Development Regulations relative to subdivision control, sign controls, landscaping and floodplain protection to assure their compatibility with the intent of this plan; continue to assess the landscaping regulations relative to native plants and irrigation and the FEMA floodplain standards.~~

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Policy 1.5.3 ~~Current development regulations~~ The City shall consider further revisions to its regulations that include special buffer requirements for all new resort and commercial development that abuts residential districts.

Objective 1.6 Water and Sewer System Land Needs

~~By 2023, the City shall~~ should review the development regulations, on an annual basis, to ensure adequate provision for water and sewer system land requirements.

Policy 1.6.1 The City ~~shall~~ should continue to monitor the zoning provisions to ~~assure~~ ensure adequate provisions for sewer lift stations and other utility land requirements.

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Objective 1.7 Keys Area of Critical State Concern

The City's Comprehensive Plan and Land Development Regulations shall be consistent with the Florida Keys Protection Act; 380.0552 FS.

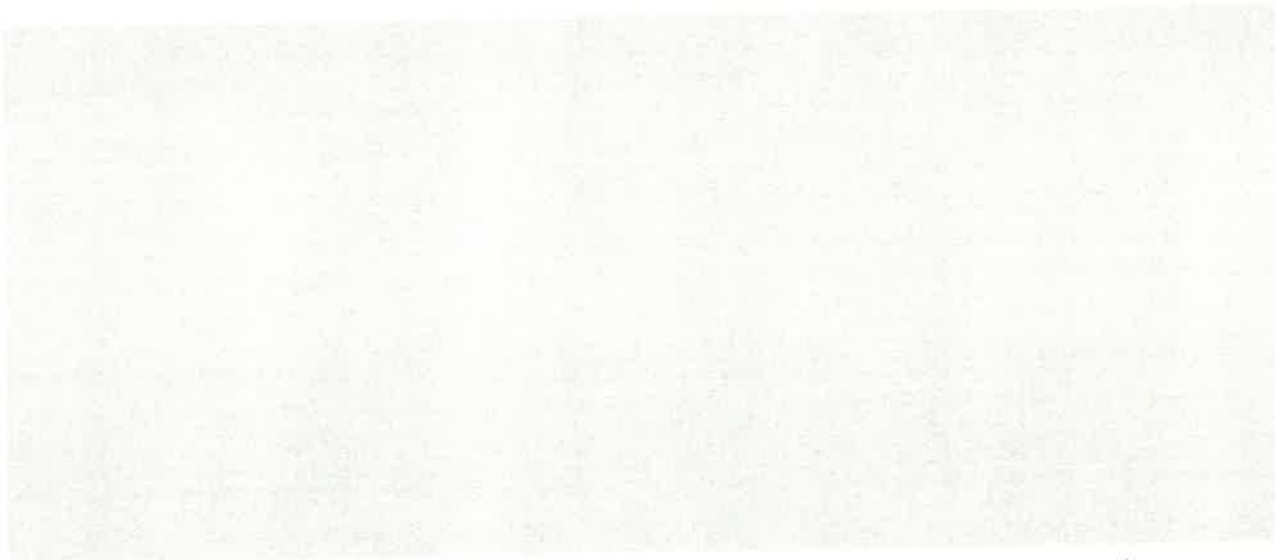
Policy 1.7.1 The elements of the City's Comprehensive Plan shall contain pertinent policies furthering all principles for guiding development in the Florida Keys and specifically in Key Colony Beach ([Section 380.0522\(7\)a-mn](#), FS).

Future Land Use Map

Figure 1 shows the Future Land Use pattern. There are no existing or proposed industrial, agricultural or educational uses. There are no historic properties, water wells, estuaries, rivers, harbors, minerals of commercial value or soils other than urban fill. Figure 1 also shows the ocean and bays; this map is adopted as part of the Future Land Use map series.

[illegible]

5



TRANSPORTATION

GOAL 1 To maintain a transportation system that meets the circulation needs of Key Colony Beach in a safe and efficient manner but does not adversely impact residential streets.

Objective 1.1 Motorized Transportation System

Maintain the existing efficient and convenient street system as shown in Figure 2 with no changes to its basic configuration but improve safety where necessary.

Policy 1.1.1 Maintain at least the following peak hour Level of Service standards:

- Arterials and collectors – “C”

Policy 1.1.2 Continue to use the development plan review process to control roadway access points, on-site traffic flow and on-site parking, including requiring bike racks under certain conditions.

Policy 1.1.3 The City shall coordinate transportation planning with the County and State to assure that Sadowski Causeway remains two lanes, and has a structurally sound bridge.

Objective 1.2 Land Use Plan Implications

Achieve coordination between this element and the Future Land Use Plan by approving no land use plan or zoning amendments that increase the permitted density/intensity of use.

Policy 1.2.1 By not approving land use density/intensity increases, the City will assure adequacy of its existing roadway system.

Objective 1.3 Right-of-way Protection

The City shall continue to review the development regulations to ensure the ability to protect existing and future street rights-of-way from new development that would increase the cost of street improvements. (Ordinance No. 382 Amended Code about City costs to protect right of way.)

Policy 1.3.1 Use the development review process to protect existing (rights-of-way through setback requirements.

Objective 1.4 Bikeway or Non-motorized Transportation

Achieve preservation of the existing path system, thereby providing safe, convenient non-motorized circulation.

Policy 1.4.1 Maintain the existing path system on the Sadowski Causeway and Ocean Drive.

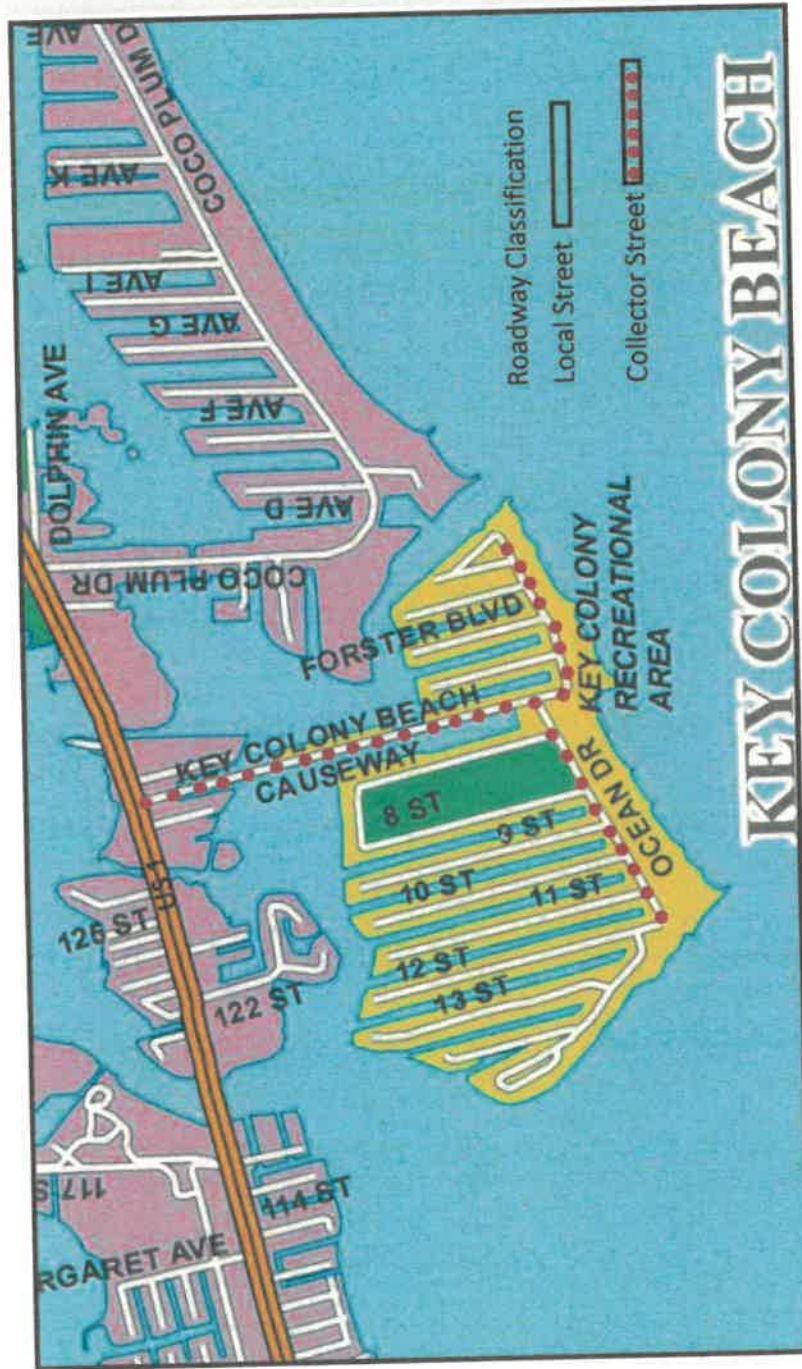
Objective 1.5 Hurricane Evacuation Plan

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

Policy 1.5.1 The City shall periodically update ~~the~~ its Emergency Evacuation Assistance Program to provide notice and transportation to citizens who require evacuation assistance.

Policy 1.5.2 Continue to review annually hurricane evacuation plans for the City as presented in the Monroe County Comprehensive Plan and notify residents of any changes.

Figure 2: Future Transportation Map 2045



HOUSING

GOAL 1 To enhance the availability of sound and affordable housing stock for all residents of Key Colony Beach.

Objective 1.1 New Construction

The City shall encourage the private sector to provide additional units that are diversified in terms of design and affordability.

Policy 1.1.1 The City shall continue to provide the framework for a housing program that encourages the creation and preservation of affordable housing for all current and anticipated future residents of the City.

Policy 1.1.2 The City shall continue to have a full-time Building Official thereby assuring a prompt and professional development permitting process.

Policy 1.1.3 The Building Official, Planning and Zoning Committee and City Commission shall continue to use the Land Development Regulations of the City code to assure exterior architectural design of new construction that is compatible with the neighborhood.

Policy 1.1.4 Lowest habitable floor elevations shall comply with all applicable FEMA Floodplain Regulations and Guidelines.

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Objective 1.2 Low and Moderate Income Housing

The City shall continue to provide for and promote low- and moderate-income housing ~~by amending its code to permit manufactured housing.~~

Policy 1.2.1 Through the comprehensive planning process and the Land Development Regulations, a streamlined permitting process will be established, providing for efficient review with minimal delays and costs for affordable housing.

Policy 1.2.2 Continue to utilize the zoning map and non-conforming lot policy to provide vacant land for relatively high density duplex and multifamily housing that is adequately served by public water and sewers.

Policy 1.2.3 Any developer constructing a new project that creates 25 per cent or more permanent jobs shall be required to provide housing within the City (or in Marathon) no later than 6 months after the new project receives its certificate of occupancy; said housing shall accommodate at least 25 per cent of the permanent employees and shall cost no more than one-third of the household income of those employees whose income is less than 120 of the median for Monroe County as determined by the Florida Statistical Abstract. This shall also include City

initiatives to help the developer secure any available Federal, State or County subsidies, including Section 8 rental subsidy certificates.

- Policy 1.2.4 The City shall explore available programs in Monroe County and through the Florida Department of ~~Economic Opportunity~~ Commerce and other state agencies to mitigate the affordable housing shortage.

Objective 1.3 Group Homes

The City shall enforce the Land Development Regulations which continue to provide the ability to accommodate group homes and foster care facilities in residential districts through zoning policies.

- Policy 1.3.1 The City's development regulations shall continue to permit group homes and foster care facilities through zoning policy; the provisions shall reflect State Law, i.e. 6 or less clients in single-family district units which must be at least 1,000 feet apart and 14 or less clients in multifamily district units at least 1,200 feet apart.

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Objective 1.4 Conservation

The City shall continue to enforce the Buildings chapter of the City code to maintain a structurally sound housing stock; measurability shall be no substandard units.

- Policy 1.4.1 The City shall promote maintenance of the existing housing stock by continued code enforcement, required demolition of deteriorated structures that are beyond repair (using the Standard Unsafe Building Code), and providing guidance in obtaining rehabilitation assistance for qualified residents.
- Policy 1.4.2 The City Building Department shall identify substandard housing units, as defined by Florida Statutes, and shall contact owners of substandard units in order to communicate necessary corrective actions and inform owners of available federal, state and local housing assistance programs.

Objective 1.5 Housing Coordination and Implementation

The City Commission shall serve as the body to coordinate and achieve housing policy implementation; measurability is dependent upon the private sector.

- Policy 1.5.1 The City Commission shall maintain formal communications (mailing list) with appropriate private and non-profit housing agencies to assure that adequate information on City housing policies flows to housing providers.
- Policy 1.5.2 The City shall continue working with the County and its Affordable Housing Task Force and the South Florida Regional Planning Council on a Countywide Affordable Housing Strategy and Plan via intergovernmental coordination.

Policy 1.5.3 The City shall appoint a contact person to work with Monroe County, Monroe County's SHIP Program and the Middle Keys Community Land Trust to identify parcels on which affordable housing can be constructed within or near the City.

Objective 1.6 Affordable Housing

The City shall continue to eliminate substandard housing and blighted areas, and shall continue to improve structural and aesthetic housing conditions.

- Policy 1.6.1. The City shall develop an affordable housing strategic plan, or participate in a Regional Strategic Plan that includes specific indicators and benchmarks for measuring success in achieving affordable housing.
- Policy 1.6.2 The City shall seek the use of federal, state, and county housing financial support programs as a means of providing housing opportunities for very low, low and moderate income persons and families, where appropriate.
- Policy 1.6.3 The City shall commit to Countywide and municipal efforts to identify and promote infill sites appropriate for affordable housing.

INFRASTRUCTURE

GOAL 1 To provide and maintain the public infrastructure in a manner that will ensure public health, safety and quality of life for Key Colony Beach.

Objective 1.1 Current Deficiencies and Future Needs; County

The City shall continue its program of curbside separation of solid waste and in other ways cooperate with the County in its projected infrastructure deficiencies.

Policy 1.1.1 City officials shall work with the County to help achieve its goal of recycling 30 percent of all solid waste, by initiating curbside separation (assuming the County initiates its part of the program) thereby assisting its landfill capacity problem.

Policy 1.1.2 In accordance with Section 163.3180(2) (a), F.S., the City shall determine whether there will be adequate water supplies to serve the new development prior to approval of a building permit or its functional equivalent. This determination will be based on water capacity availability from the Florida Keys Aqueduct Authority (FKAA). All development is subject to the City's Concurrency Management system. The City shall track current water demand and outstanding commitments in order to determine the availability of an adequate water supply for proposed developments. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

Policy 1.1.3 The City shall continue to enforce its code provisions that, a) require proof of water availability at time of building permit, b) ~~building code~~ water conservation plumbing ~~devised and fixtures~~ and c) emergency water conservation (when necessary) in order to assist the County during its potential water capacity deficiency period.

Objective 1.2 Future Needs; City Drainage

Contingent upon available funding, by ~~2045-2025~~, the City shall eliminate the ~~7~~ ~~3~~ remaining direct storm drain outfalls into the canals.

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Policy 1.2.1 Based on the cost projections set forth in the stormwater management plan, the City shall amend the Capital Improvements Schedule to provide any additional funding as necessary to eliminate the ~~7~~ ~~3~~ stormwater outfalls and provide an alternative disposal method by ~~2045~~ ~~2025~~ that eliminates untreated stormwater discharge to surface waters.

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Policy 1.2.2 The City shall consider by 2028 the recommendations of the 2025 Vulnerability Assessment and Watershed Management Plans projected to be completed in 2026 to determine additional stormwater management and flooding improvement needs

to develop future capital improvements projects to address increasing flooding impacts.

Objective 1.3 Level of Service

The City shall provide an adequate level of service during the planning period; see below policies for measurable standards.

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- Policy 1.3.1 Sanitary Sewer: The City sanitary sewer collection and treatment system shall accommodate an average daily flow of at least 115 gallons per household per day, recognizing that the peak winter season population is twice the permanent or summer population.
- Policy 1.3.2 Solid Waste: The County collection and disposal system shall be able to accommodate 6 pounds per person per day and accommodate projected landfill needs.
- Policy 1.3.3 Drainage: All new development shall detain on-site, the first 1.5 inches of runoff (except ¾ inch if vegetated swales are used) from a 3 day storm that statistically occurs once in 25 years. Existing non-structural systems (swales) shall accommodate the first 1 inch. ~~All ground floor elevations shall be above 100-year storm elevations.~~
- Policy 1.3.4 Potable Water: The FKAA water distribution system shall provide 127.08 gallons per person per day average and (158.86 peak day). See also Intergovernmental Policy 1.2.1.

Objective 1.4 Water Conservation

Recognizing that the City is located in an area that the South Florida Water Management District (SFWMD) identifies as a "priority water resource caution area", the City shall strive to lower its per capita usage of potable water below 127 gallons per capita per day (gpcpd) and will continue to work together with the FKAA and the SFWMD to reduce demand within the City for potable water.

- Policy 1.4.1 The City shall strive to reduce its level of service (LOS) standards for potable water from 127.08 to 117.22 gpcpd by the year 2026.
- Policy 1.4.2 The City will promote water conservation through the enforcement of the ~~adopted~~ Florida Building Code which requires such items as low-volume commodes, water flow restrictions for showers and spigots and similar devices in all new construction and renovations, and will comply with the ~~appropriate water management district~~ South Florida Water Management District water use restrictions.

Policy 1.4.3 The City shall inform residents and businesses of, and shall encourage their participation in, the County's water conservation programs. These informational and educational programs shall include the following types of efforts:

- a. brochures and signage to be made available at City Hall;
- b. pursuing funding through SFWMD Community Education Grant and cooperative funding programs for educational efforts such as demonstration gardens and prototype landscaping on public properties; and,
- c. inviting speakers for forums or workshops at City Hall.

Policy 1.4.4 The City shall adopt an Ordinance by 2028 which requires the use of water-efficient landscaping in all new development and redevelopment, and require functioning rain-sensor devices on all automatic irrigation systems on both new and existing systems. Other provisions shall include: The amended City code shall specify that:
1) at least 50 percent of all required landscaping shall use native (or similar) or Florida friendly plant materials to reduce water consumption, 2) the list in the code shall be based upon the County Comprehensive Plan or FDOT list of plant materials not more than 25 percent of any lot shall be placed in lawn grass requiring irrigation, and 3) the landscaping section shall include an irrigation section mandating zones, etc.

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Policy 1.4.5 The City will continue to cooperate with the FKAA and the SFWMD in its efforts to restrict the unnecessary consumption of potable water, particularly as it relates to irrigation, lawn watering, and car washing during periods of drought, supply reduction, and other emergencies.

Policy 1.4.6 The City will continue to cooperate with the SFWMD's ~~lawn-and-landscape irrigation rule~~, Year Round Irrigation Conservation Measure which limits irrigation to two days per week (based on address) between the hours of 12 a.m. to 10 a.m. AND/OR 4 p.m. to 11:59 p.m. with some exceptions, as may be revised. The City will implement these standards ~~by adopting its through its own local ordinance~~ (Ord. 2021-465).

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Policy 1.4.7 The City shall coordinate local water conservation education efforts with the SFWMD, the FKAA, and the Monroe County School Board.

Policy 1.4.8 The City will encourage the use of low impact development techniques (such as the Florida Water StarSM program, which is a point based, new home certification program for water-efficient developments, similar to the federal Energy Star program).

Policy 1.4.9 The City shall develop a leak detection and repair program for all City facilities by the end of 2030 2023. It shall also encourage its citizens to adopt such a program for their own individual properties.

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Objective 1.5 County Infrastructure Coordination

The City will strive to have a city resident or businessperson appointed to the Florida Keys Aqueduct Authority Board.

- Policy 1.5.1 If such an appointments can be achieved, the board members could directly address the capacity problems facing the City and County.

Objective 1.6 Water Supply Facilities Work Plan

The City shall adopt a Water Supply Facilities Work Plan Update in support of the SFWMD's Lower East Coast Water Supply Plan Update and the FKAA 20-Year Water System Capital Improvements Master Plan.

- Policy 1.6.1 The City hereby adopts by reference the Water Supply Facilities Work Plan (Work Plan) for the FKAA, dated 2022, for a planning period of not less than 10 years. The Work Plan addresses issues that pertain to water supply Facilities and requirements needed to serve current and future development within the City's water service area. The City shall review and update the Work Plan at least every 5 years, within 18 months after the Governing Board of the water management district approves an updated regional water supply plan. Any changes affecting the Work Plan shall be included in the annual Capital Improvements Plan update to ensure consistency between the Potable Water Sub-Element and the Capital Improvements Element.
- Policy 1.6.2 The adopted Work Plan shall be updated within 18 months following the approval of a Regional Water Supply Plan or its update.

COASTAL MANAGEMENT

Goal 1 To conserve, manage and use the environmental and man-made uses in the coastal area of Key Colony Beach.

Objective 1.1 Mangroves; The City's Prime Natural Resource

The City shall strive to prevent loss of mangroves bordering its bays and canals. .

Policy 1.1.1 The City shall enforce land development provisions that require protection of mangroves as docks or other development occurs, including T-docks constructed over the mangroves; assure conformance with DEP requirements.

Policy 1.1.2 The City shall preserve the City-owned mangroves along the Causeway public right-of-way and in the conservation area at the end of 13th Street.

Objective 1.2 Protection of Water Quality in the Bays

The City shall achieve a net improvement in the environmental quality of Shelter and Bonefish Bays using the DEP water samples as a benchmark.

Policy 1.2.1 Based on the cost projections set forth in the stormwater management plan, the City shall amend the Capital Improvements Schedule to provide any additional funding as necessary to eliminate the remaining stormwater outfalls by 2045 and provide an alternative disposal method that eliminates untreated stormwater discharge to surface waters.

Policy 1.2.2 The City shall ~~amend~~ **enforce** its seawall code provisions to require that substandard seawall replacement must meet the requirements of the State DEP and U.S. Corps of Engineers.

Objective 1.3 Water Dependent Uses

Achieve development code priority for well-designed water-dependent and water-related uses in the Resort district and thereby also assure continuation of this economic base.

Policy 1.3.1 The revised zoning provisions of the code shall give priority to water-related uses (by special exception techniques) in the Resort District and similar incentives for water-dependent and water-related uses in any Commercial property with a waterfront location. Uses receiving priority shall include hotels, restaurants, beach clubs, marinas and boat service uses.

- No new docking facility shall be located in water of less than 4 feet below mean low water or directly over any grass bed (excluding grass beds in man-made canals), reef, or patch reef except for a main access walkway necessary

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to reach vessels docked in waters of said depth; the purpose is to allow for a minimum clearance of one foot between the deepest draft and the bottom.

- When applying for docking facilities, applicants shall be encouraged to use coordinated permit review procedures.
- Marinas (new or expanded) shall provide sewage pump-out facilities, fuel spill plans, a water quality monitoring program, a manatee protection plan and a hurricane contingency plan. The special exception review process shall assess public availability and need.

Objective 1.4 Beaches and Dunes

Achieve development code regulations that protect the existing beaches from adverse construction impacts, require dune nourishment and continue ocean-front construction setback lines.

Policy 1.4.1 The development regulations shall retain the 100-foot minimum ocean-front setback requirement from the mean high-water line.

Policy 1.4.2 The development regulations shall be amended to require dune vegetation planting in conjunction with any beach-front construction or development.

Objective 1.5 Shoreline Public Access

Preserve the existing public shoreline access points for the residents.

Policy 1.5.1 The City shall preserve public viewing or scenic access to Vaca Cut and the Ocean at the 13th Street conservation area, to Shelter and Bonefish Bays via the Sadowski Causeway and the canal behind City Hall.

Objective 1.6 Shoreline Setbacks

New principal structures shall be set back a minimum as follows:

- a. *Along the ocean, 100' from Mean High Water (MHW);*
- b. *Along Vaca Cut, 50' from MHW;*
- c. *Along manmade canals, twenty (20) feet from the MHW line.*

Policy 1.6.1 New, permittable accessory structures within the shoreline setback other than docks, utility pilings, seawalls, retaining walls, riprap, walkways, and water observation platforms must maintain:

- a. A minimum of 20' as measured from the mean high water (MHW) line on Vaca Cut, 100' from MHW on the Ocean and 10' from MHW on canals, except dockside shelters maximum set back 3 feet from rear property line. No

development shall occur between the MHW line and the 20' setback line on Vaca Cut and the 100' setback line on the Ocean.

- b. ~~In no event shall the total, combined area of accessory structures within the shoreline setback occupy more than thirty (30) percent within the principal use shoreline setback on Vaca Cut and sixty (60) percent within the principal use shoreline setback on manmade canals.~~ The total combined area of accessory structures within the shoreline setback may only occupy 30 percent of the principal shoreline setback on Vaca Cut excluding the first 20 feet from MHW, and 60 percent of the principal shoreline setback along manmade canals including the first 10 feet from MHW except for pools and spas.

Policy 1.6.2 Redevelopment which is the result of a natural disaster may be reconstructed in the original footprint provided the lot can comply with the stormwater standards in the plan. In the event of a natural disaster, structures that are nonconforming as to density or as to height may rebuild provided that the number of units are not increased. Voluntary redevelopment which constitutes a "substantial improvement" must comply with the new setback standards.

Policy 1.6.3 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.

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

Objective 2.1 Coastal High-Hazard Area Infrastructure

There shall be no City expenditures for infrastructure in the City (coastal high-hazard area) that would subsidize development.

Policy 2.1.1 The City's capital improvement schedule shall not include 1) any additional infrastructure in the V zone as shown on the most current Floodplain Map or 2) infrastructure elsewhere in the City that would prompt Land use Plan or zoning map amendments to achieve more intensive development.

Policy 2.1.2 The limitations under policy 2.1.1 does not preclude the City's continuing program of sewer line rehabilitation or the Florida Keys Aqueduct Authority's distribution line replacement elsewhere on the island in order to provide adequate future infrastructure to serve the Future Land Use Plan development pattern.

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Objective 2.2 Coastal Land Use Intensity

The City shall not grant any land use plan or zoning amendments that would increase land use density or intensity on the island in order to direct development away from the coastal high-hazard area.

Policy 2.2.1 The City shall not approve any land use plan/zoning density or intensity increases over and above what is permitted by the Future Land Use map.

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Policy 2.2.2 Lowest habitable floor elevations shall comply with all applicable FEMA Floodplain Regulations and Guidelines.

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Objective 2.3: Coastal Storm Areas

In the Coastal Storm Area and areas inundated by a Category 2 hurricane as depicted by the SLOSH model, the City shall make all efforts to reduce or eliminate the exposure of human life and property to natural hazards.

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Policy 2.3.1. As updates are made to the City's comprehensive plan, flood policy will be dispersed throughout its plan elements as appropriate.

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Policy 2.3.2. The City shall continue flood inspections which are used to prioritize various drainage projects being designed for construction improvements.

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Policy 2.3.3. The City shall encourage the design and construction of Capital Improvement Projects that require the use of proven methods in the design of drainage systems that will provide flood protection, add water quality improvements to the system, and to reduce pollution found in stormwater runoff.

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Policy 2.3.4. The City shall continue to consider, whenever feasible, purchasing properties in areas most vulnerable to destructive storm surges for recreation uses and open space

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Policy 2.3.5. If feasible, no public buildings shall be constructed within the 100-year flood zone with the exception of minor structures including public restrooms and picnic shelters which are customarily provided to support recreation and open space activities, and pedestrian access facilities.

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Objective 2.3.2.4 Hurricane Evacuation

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

1. Approximately 48 hours in advance of tropical storm winds, a mandatory evacuation of non-residents, visitors, recreational vehicles (RVs), travel trailers, live-aboards (transient and non-transient), and military personnel from the Keys shall be initiated. State parks and campgrounds should be closed at this time or sooner and entry into the Florida Keys by non-residents should be strictly limited.
2. Approximately 36 hours in advance of tropical storm winds a mandatory evacuation of mobile home residents, special needs residents, and hospital and nursing home patients from the Keys shall be initiated.
3. Approximately 30 hours in advance of tropical storm winds, a mandatory phased evacuation of permanent residents, by evacuation zone (described below) shall be initiated. Existing evacuation zones are as follows:

Zone 1-Key West, Stock Island, and Key Haven to Boca Chica Channel Bridge (MM 1-6) Zone 2-Boca Chica Channel Bridge to west end of 7-mile Bridge (MM 6-40)

Zone 3-West end of 7-mile Bridge to west end of Long ~~Boat~~ Key Bridge (MM 40-63)

Zone 4-West end of Long Key Bridge to CR905 and CR905A intersection (MM 63-106.5)

Zone 5-CR905A to and including Ocean Reef (MM 106.5-126.5)

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

Policy ~~2.3.1~~2.4.1 The City shall continue to cooperate (by permitting, traffic control, etc.) with the County in order to avoid possible hurricane damage to the Causeway facilities thereby inhibiting evacuation.

Policy ~~2.3.2~~2.4.2 The City will continue its annual public information program whereby residents are informed of hurricane preparedness measures.

Policy ~~2.3.3~~2.4.3 The City shall request all residents and visitors to start evacuations immediately once an evacuation order has been given.

Objective ~~2.4~~2.5 Post-Disaster Redevelopment

Continue to refine the City's post-disaster redevelopment plan to reduce exposure to natural hazards.

Policy ~~2.4.1~~2.5.1 The City's disaster assessment, clean-up and repair plan shall be reviewed and amended annually to achieve conformance with the County's plan. Special attention shall be devoted to the Building Inspector's permitting process to distinguish between minor and major repairs, require demolition or nuisance removal, etc.

Objective ~~2.5~~ Level of Service

~~Maintain Level of Service Standards (through the concurrency management system) commensurate with what is specified in each element, including phased sewage system improvements and County agreements.~~

~~Policy 2.5.1 Achieve the level of service standards as contained in the Transportation and Infrastructure Elements relative to roadways, sewage, water and stormwater runoff;~~

~~through the concurrency management system. Implementation of this will require City sewer system improvements and County service agreements.~~

Objective 2.6 Hurricane Damage Avoidance

The City shall retain its controls on coastal construction and floodplain construction, and add dune nourishment provisions in order to reduce storm hazards.

- Policy 2.6.1 Using the Monroe County Peacetime Emergency Plan and the County Comprehensive Plan as background, the City's Coastal Code, Building Code, floodplain provisions, and proposed dune controls shall be reviewed and revised as necessary to assure provisions that require a 100 foot ocean setback, and vegetated dunes for new beachfront construction, meet the requirements of the State Coastal Zone Protection Act including structural standards, etc.

Note: There are no estuaries or deep-water ports within Key Colony Beach or any "resource protection plans" impacting the City.

Goal 3 The City shall enhance efforts to prepare, adapt, mitigate and manage climate change impacts to achieve a resilient community.

Objective 3.1 Increasing communitywide resiliency

Increase adaptability and resiliency to climate change impacts by developing a 2024 Vulnerability Assessment including strategies that address coastal flooding, tidal events, storm surge, flash floods, storm water runoff, saltwater intrusion and other impacts related to or exacerbated by sea level rise, changing precipitation patterns, temperature increases, and other climate change factors.

- Policy 3.1.1 The City shall utilize its Vulnerability Assessment, completed in 2025. Vulnerability Assessment within one (1) year of its completion.

- Policy 3.1.2 The City shall seek funding for adaptation projects and partnerships with other local governments related to the adaptation of critical infrastructure prioritized in its Vulnerability Assessment, the County's Vulnerability Assessment, and the Watershed Management Plan scheduled to be completed in 20262025 Vulnerability Assessment shall be a resource upon which to base new principles, strategies, and engineering solutions to reduce future flood risk of existing and future development including for the design of new infrastructure projects.

- Policy 3.2.2 Analyze and determine whether to build, modify, adapt or relocate public infrastructure to allow for adaptation, strategic managed retreat or relocation from areas at risk to sea level rise.

- Policy 3.2.3 The City shall regularly assess and plan for public infrastructure, facilities and utilities as required by the Capital Improvements Element, including the impacts of

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potential intensifying floods and sea level rise, and account for those impacts in engineering design criteria for projects where necessary.

Policy 3.2.4 Phase projects, including but not limited to, shorelines, backflow prevention devices, in-line check valves and other strategies based on the existing conditions, year of projected impacts and economies of scale to minimize commercial and residential disruption from future flooding.

Policy 3.2.5 Within **three (3)** years of completion of the 2024 2025 Vulnerability Assessment, the City shall determine if updated or multiple levels of service are needed for infrastructure other than stormwater management. Consideration of levels of service may include current and future flood inundation and the ability to deliver established levels of service under those conditions.

Objective 3.3 Remove coastal property from flood zone designations

Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.

Policy 3.3.1 Develop and adopt Land Development Regulations provisions specific to vulnerable areas that include best-practice development that prioritizes the natural environment and habitats, and that includes strategies for protection, accommodation, managed retreat, and avoidance of flooding impacts.

Policy 3.3.2 Encourage the use of pervious materials for landscaping and driveways.

Policy 3.3.3 The City will continue to require the use of erosion and sediment control during construction and project development activities.

Policy 3.3.4 Actively seek funding for the implementation of projects and capital improvements in vulnerable areas associated adaptation strategies from sources such Federal and State grants and technical expertise assistance (in-kind); local storm water utility enterprise funds; Capital Improvement Plan prioritization; public/private partnerships; and other sources.

Policy 3.3.5 The floodplain administrator/building official shall review all permit applications to determine whether proposed development sites will be reasonably safe from flooding. If a proposed development site is in a flood hazard area, all site development activities, new construction, and substantial improvements shall be designed and constructed with methods, practices and materials, that minimize flood damage.

Objective 3.4 Site development techniques and best practices to reduce flood loss and claims

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Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.

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Policy 3.4.1 Develop and update land development techniques and best practices for coastal real property in flood zone designations established by the Federal Emergency Management Agency and outlined in FEMA Guidelines and the Florida Building Code. Such standards may include, but are not limited to, structural and nonstructural techniques such as low impact development and green infrastructure strategies that will enhance water quality treatment while also providing flood mitigation benefits. Best practices include flood mitigation strategies, including design of elements on structures, such as electrical components, and modification of infrastructure (including utilities) and shall consider impacts to adjacent properties, historic properties, and infrastructure projects.

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Policy 3.4.2 The City shall continue to support the reduction of flood insurance premiums for City residents through the following actions:

1. Supporting programs and outreach which educate residents on the benefits of flood insurance, and their flood risk associated with high tide events, storm surge, flash floods, stormwater runoff, and the sea level rise;

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2. Reviewing, developing, and enhancing standards and programs to mitigate increasing flood;

3. Coordinating with relevant stakeholders to secure access to technical assistance and support for these initiatives;

4. Participating in the Local Mitigation Strategy update process and development of local mitigation project lists.

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Policy 3.4.3 All lowest habitable floor elevations shall comply with all applicable FEMA Floodplain Regulations and Guidelines. The City shall implement freeboard requirements consistent with or exceeding the Florida Building Code.

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Policy 3.4.4 The City shall continue to work with local, state and federal partners to target repetitive loss properties for possible acquisition or mitigation of flood hazard through hard and soft structural, and non-structural adaptation strategies including elevating existing structures.

Policy 3.4.5 Where possible the City will consider the acquisition of severe repetitive loss properties, which have sustained repeated flood losses for use as public open space.

Objective 3.5 Consistency with Florida Building Code and floodplain management regulations

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Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

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Policy 3.5.1 Within **three (3)** years of completion of the Vulnerability Assessment, the City shall review and update its Floodplain Management and Landscape Code sections incorporating data where appropriate.

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Policy 3.5.2 The City's Land Development Regulations shall continue to be consistent with or more stringent than the requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R., Part 60.

Objective 3.6 Consistency with coastal construction standards in Chapter 161, Florida Statutes

Require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with Chapter 161.

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Policy 3.6.1 Continue to enforce the rules and regulations pertaining to the Department of Environmental Protection "Coastal Construction Control Line" and "Erosion Control Line" programs in the Land Development Regulations.

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Policy 3.6.2 Continue established and ongoing programs that regulate coastal construction practices and contribute to the resilience of the built environment.

Objective 3.7 FEMA's Community Rating System

The City shall continue to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.

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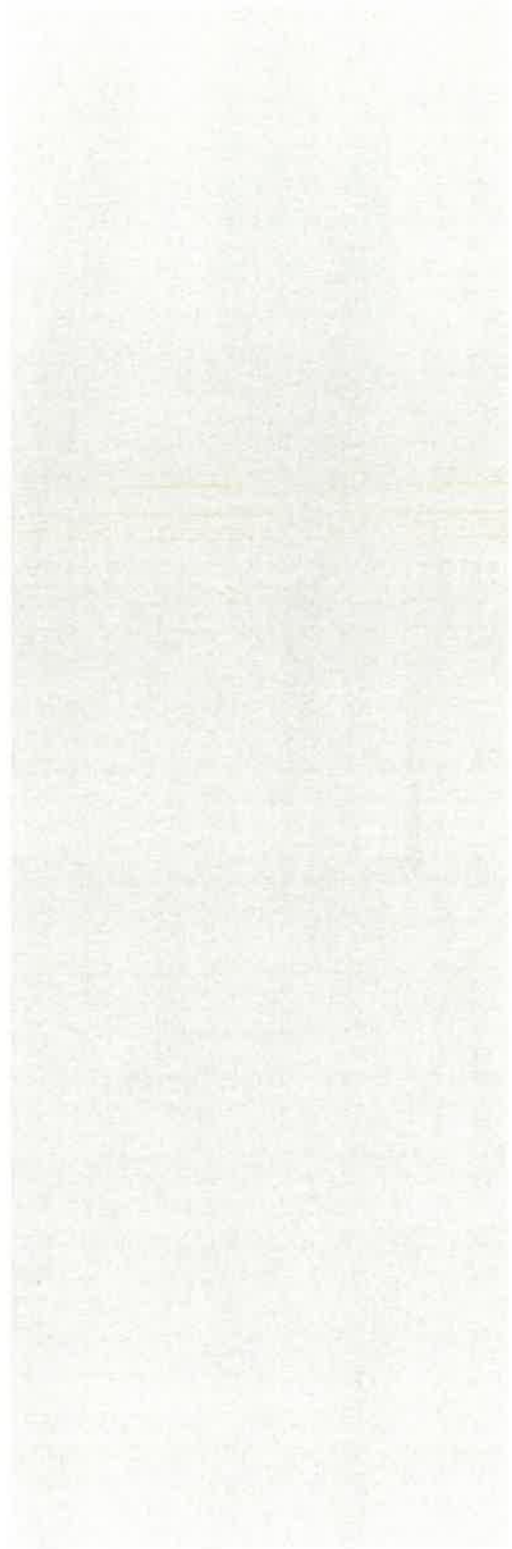
Policy 3.7.1 Link future cycles of Community Rating System scoring with completion of its **2024 2025** Vulnerability Assessment and Watershed Management Plan (**scheduled to be completed in 2026**) to incorporate sea level rise projections as outlined by FEMA in the most recent version of the National Flood Insurance Program Community Rating System Coordinator's Manual.

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Policy 3.7.2 Coordinate climate, vulnerability, sustainability and resiliency activities with Community Rating System cycles to enhance and maximize community outreach activities and result in reductions in flood risk and insurance premiums for residents and businesses

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CONSERVATION

Goal 1 To preserve and enhance the significant natural features in Key Colony Beach.

Objective 1.1 Air Quality

The City shall maintain its high air quality.

Policy 1.1.1 The City shall maintain the current permitted land use density-intensity pattern thereby assuring congestion-free roadways.

Objective 1.2 Water Pollution

Through the Land Development Regulations and Capital projects, the City shall reduce City-generated pollution of surrounding marine waters and fisheries; see also Coastal Management Objective 1.2. See policies for measurability.

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Policy 1.2.1 Based on the cost projections set forth in the stormwater management plan, the City shall amend the Capital Improvements Schedule to provide any additional funding as necessary to eliminate the 73 stormwater outfalls.

Policy 1.2.2 As a part of the development review process, the City shall continue to require on-site detention of stormwater runoff.

Policy 1.2.3 The City shall enforce the stormwater management code provisions based upon the County's regulations.

Policy 1.2.4 The City shall review and revise its development code, as necessary, to ensure adequate controls over the disposal of hazardous waste which in the case of Key Colony Beach is almost entirely household products.

Policy 1.2.5 The City shall also assist the County in publicizing its amnesty days and distributing the booklet that explains the County's hazardous waste collection and disposal program.

Objective 1.3 Vegetation and Soil Resources/Endangered Wading Birds

The City shall strive to prevent the loss of the 41,000 lineal feet of mangroves.

Policy 1.3.1 The City shall review all development permit applications in the context of the mangrove protection policies of the City and State DEP.

Policy 1.3.2 Through the Future Land Use map, the City shall assure continuation of the Conservation area at the end of 13th Street.

- Policy 1.3.3 The City shall contact the County Growth Management Divisions' Environmental Office if any adverse impact is observed relative to the seagrass beds in adjacent bay waters.

Objective 1.4 Wildlife and Marine Resources

The City shall strive to prevent the loss of sea turtle eggs and manatees. See also Objective 1.2 and 1.3

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- Policy 1.4.1 The City marine patrol, working with County and State marine police, shall enforce boat speed limits in the canals and adjacent waters to protect the manatees.
- Policy 1.4.2 The City's current Land Development Regulations shall include a provision that, during the nesting season, each beachfront property owner will be responsible for the daily patrol of the beach (by a person holding State and Federal permits) to determine nesting sites.

Objective 1.5 Conservation of Natural Floodplains

To prevent impacts to natural floodplains the City shall issue no building permits unless the first habitable floor is above the flood elevations specified in the City's Land Development Regulations and appropriate FEMA rules.

- Policy 1.5.1 The City shall review (and revise as necessary) its floodplain code to ensure that new construction meets the appropriate FEMA floodplain map requirements.

Objective 1.6 Water Supply Resources

The City shall strive to reduce water consumption over time and appropriately manage water during water shortages.

- Policy 1.6.1 In the event of water shortage, the City shall ~~utilize the emergency water conservation article already adopted in the City code. This article will be amended as required by changes to the SFWMD model ordinance on which it was based~~ manage water use consistent with the requirements of the SFWMD.

Objective 1.7 Water Conservation

Recognizing that the City is located in an area that the SFWMD identifies as a "priority water resource caution area", the City shall strive to lower its per capita usage of potable water and will continue to work together with the FKAA and the SFWMD to reduce demand within the City for potable water.

- Policy 1.7.1: The City will promote water conservation through the enforcement of the adopted Florida Building Code which requires such items as low-volume commodes, water flow restrictions for showers and spigots and similar devices in all new construction and renovations, and will comply with the appropriate water management district water use restrictions.

Policy 1.7.2 The City shall inform residents and businesses of, and shall encourage their participation in, the County's water conservation programs. These informational and educational programs shall include the following types of efforts:

- a. brochures and signage to be made available at City Hall;
- b. pursuing funding through SFWMD Community Education Grant and cooperative funding programs for educational efforts such as demonstration gardens and prototype landscaping on public properties; and,
- c. inviting speakers for forums or workshops at City Hall.

Policy 1.7.3 The City shall adopt an Ordinance **by 2028** which requires the use of water-efficient landscaping in all new development and redevelopment, and require functioning rain-sensor devices on all automatic irrigation systems on both new and existing systems. **Other provisions shall include The amended City code shall specify that the requirement that at least 50 percent of all required landscaping shall use native (or similar) or Florida Friendly plant materials to reduce water consumption.**

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Policy 1.7.4 The City will continue to cooperate with the FKAA and the SFWMD in ~~its~~ **their** efforts to restrict the unnecessary consumption of potable water, particularly as it relates to irrigation, lawn watering, and car washing during periods of drought, supply reduction, and other emergencies.

Policy 1.7.5 The City will continue to cooperate with the SFWMD's ~~lawn and landscape irrigation rule, Year Round Irrigation Conservation Measures~~ which limits irrigation to two days per week (based on address) between the hours of 12 a.m. to 10 a.m. AND/OR 4 p.m. to 11:59 p.m. with some exceptions, as may be revised. **The City will implement these standards through ~~by adopting~~ its own local ordinance (Ord. No. 2021-465).**

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Policy 1.7.6 The City shall coordinate local water conservation education efforts with the SFWMD, the FKAA, and the Monroe County School Board.

Policy 1.7.7 The City will encourage the use of low impact development techniques (such as the Florida Water StarSM program, which is a point based, new home certification program for water-efficient developments, similar to the federal Energy Star program).

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Policy 1.7.8 The City shall develop a leak detection and repair program for all City facilities by the end of ~~2030~~ **2023**. It shall also encourage its citizens to adopt such a program for their own individual properties.

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RECREATION AND OPEN SPACE

Goal 1: The City shall provide a desirable level of public recreation and open space and encourage the provision of private recreation and open space.

Objective 1.1 Waterfront and Park Access

The City shall strive to preserve the existing 1,800 feet of public frontage along Shelter Bay and Vaca Cut plus full access to the City parks.

Policy 1.1.1 The City shall preserve (by code and Land Use Plan provisions) the Vaca Cut conservation area, the Sadowski Causeway frontage on Shelter Bay and full access to the City park system except for the hours when the public golf course and parks are closed.

Objective 1.2 Recreation Facilities

A system of public recreation facilities meeting the needs of the City's population will be maintained.

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Policy 1.2.1 The City shall continue to provide its existing 8 acre playground and adjacent 9 hole golf course.

Policy 1.2.2 Sunset and Eastside Parks have been added to continue to meet the diverse recreational needs of the City's population.

Objective 1.3 Open Space

The City shall preserve the two prime public/private open space tracts and open space tract along the waters.

Policy 1.3.1 The City's development code shall continue to require minimum front, side and rear setbacks for all new construction including 100 foot ocean setbacks (from mean high water) and 50 feet from Vaca Cut.

Policy 1.3.2 The City shall preserve the park adjacent to City Hall and the conservation area at the end of 13th Street.

Objective 1.4 Public-Private Coordination

The City shall ensure the coordination of public and private resources to meet recreational demand by conducting a recreational survey one year after Plan adoption.

Policy 1.4.1 The City shall maintain a recreation committee to determine the extent to which City, private and nearby public facilities are meeting the resident's recreational needs.

INTERGOVERNMENTAL COORDINATION

GOAL 1 The City shall establish and maintain processes to assure coordination with other governmental entities where necessary to implement this plan.

Objective 1.1 Plan Impact and Implementation Coordination

The City shall coordinate City plan impact and implementation with Monroe County through the appropriate interlocal agreements.

Policy 1.1.1 The City shall continue to oversee implementation of the existing interlocal agreements (between the City and County) that deal with impact fee collection, and hurricane evacuation and damage. The City shall continue to monitor and implement interlocal agreements covering the allocation of impact fees.

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Policy 1.1.2 The City will continue to coordinate with the County on planning and implementing programs to improve the quality of Shelter and Bonefish Bays. (Culvert under US 1)

Policy 1.1.3 The City shall assist the County in providing information to its residents concerning services provided by the County, e.g. solid waste and potable water through newspaper articles, Post Office bulletin board notices and web page posts.

Policy 1.1.4 The City shall use the South Florida Regional Planning Council (SFRPC) mediation process should any conflicts arise relative to County coordination.

Objective 1.2 Level-of-Service Standards Coordination

The City shall ensure level-of-service standards coordination with other governmental entities by continuing formal agreements with County Solid Waste Department and the Florida Keys Aqueduct Authority and by utilizing the County solid waste and water level of service standards.

Policy 1.2.1 The City shall both continue its formal agreements with the Florida Keys Aqueduct Authority and the County relative to water supply and solid waste, and assist the County during its period of facility capacity problems by utilizing water conservation techniques and curbside solid waste separation.

Policy 1.2.2 In accordance with Section 163.3180(2) (a), F.S., the City shall determine whether there will be adequate water supplies to serve the new development prior to approval of a building permit or its functional equivalent. All development is subject to the City's Concurrency Management system. The City shall track current water demand and outstanding commitments in order to determine the availability of an adequate water supply for proposed developments. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

Policy 1.2.3 The City will maintain a water supply facilities work plan that is coordinated with SFWMD's Lower East Coast Regional Water Supply Plan and FKAA by updating its own work plan within 18 months of an update to SFWMD's Lower East Coast Regional Water Supply Plan that affects the City.

GOAL 2 The City shall establish and maintain processes to assure coordination with the County and other governmental entities where necessary to address climate and flooding issues.

Objective 2.1 Resiliency Coordination

The City shall maintain and enhance coordination with the County and other entities related to infrastructure planning, resiliency and flooding analysis

Policy 2.1.1 The City shall continue to coordinate with the County and other entities data collection and analysis related to roads planning and flooding.

Policy 2.1.2 The City shall continue to partner with the County and other entities on grant applications and development of funding sources to address City resiliency issues.

Policy 2.1.3 The City shall continue to exchange data and participate in floodplain, emergency management and resiliency initiatives with the County and other entities.

CAPITAL IMPROVEMENTS

GOAL 1 The City will undertake capital improvements that are necessary to keep its present public facilities in good condition and to accommodate new development, within sound fiscal practices.

Objective 1.1 The Annual Capital improvement Program Process

The City shall use the framework of this Element to monitor public facility needs as a basis for annual capital budget and program preparation.

Policy 1.1.1 Staff and engineering studies shall form the basis for annual preparation of a five-year capital improvement program schedule, including one year capital budget to further the comprehensive plan elements.

Policy 1.1.2 The City shall include in the capital programming process funds available for ~~sewer line rehabilitation~~ wastewater and stormwater improvements and street repaving.

Policy 1.1.3 In setting priorities, the following types of criteria shall be used:

- Public safety implications: a project to address a threat to public health or safety will receive first priority.
- Level of service of capacity problems: next in priority would be projects needed to maintain the stated Level of Service.
- Because of the critical area status, environmental improvement projects would be next in priority.
- Quality of life projects: next in priority would be those projects not in the first 3 categories but that would enhance the quality of life which is important to Key Colony Beach and exemplified by public open space and landscaping.
- State/County and redevelopment projects: equal in importance to the quality of life projects are those that support a State or County road improvement or a revitalization project.
- Future flood risk and resiliency strategies developed in the 2024 2025 Vulnerability Assessment and Watershed Management Plan (to be completed in 2026).

Policy 1.1.4 The fiscal policies that reflect the Comprehensive Plan recommendations shall also be used to guide the capital programming process. They can be summarized as providing quality neighborhoods and community amenities with minimal bonding and maximum developer participation.

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Objective 1.2 Level of Service and Concurrency

The City shall use the level of service standards in reviewing development applications and preparing the annual schedule of capital improvements.

- Policy 1.2.1 Streets: A peak hour Level of Service Standard “C” Shall be maintained for arterial and collector streets.
- Policy 1.2.2 Sanitary Sewer: The City sanitary sewer collection and treatment system shall accommodate an average daily flow of at least 115 gallons per household per day.
- Policy 1.2.3 Solid Waste: The County collection and disposal system shall be able to accommodate 6 pounds per person per day.
- Policy 1.2.4 Drainage: All new development shall detain on-site, the first 1.5 inches of runoff (except ¾ inch if vegetated swales are used) from a 3-day storm that statistically occurs once in 25 years. Existing non-structural systems (swales) shall accommodate the first one inch. ~~All ground-floor elevations shall be above 100-year storm elevations.~~
- Policy 1.2.5 Potable Water: The Florida Keys Aqueduct Authority’s water distribution system shall provide 127.08 gallons per person per day average (and 158.86 peak day).

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Objective 1.3 Infrastructure in Coastal High Hazard Area

No funds will be spent by the City for sewer main or street extensions (or capacity increases) in order to avoid subsidizing new development in the coastal high hazard area.

- Policy 1.3.1 The City’s five-year capital improvement schedule shall not include road or sewer line projects that serve to increase land use intensity beyond what is now platted or shown on the Land Use Plan.

Objective 1.4 Concurrency

The City shall ensure the provision of public facilities concurrent with development through a current concurrency management system.

- Policy 1.4.1 The Land Development Regulations includes a provision which requires developers to provide facilities concurrent with the impacts of development and in compliance with level of service standards.
- Policy 1.4.2 The City shall continue to implement the sewer line rehabilitation plan to assure adequate facilities commensurate with projected growth.
- Policy 1.4.3 The City of Key Colony Beach recognizes that the FKAA provides their potable water and the necessary water facilities to serve existing and future development with the City’s water service area. The City will support and coordinate with the

FKAA, as necessary, to assist in the implementation of FKAA's Capital Improvements projects for a period of not less than 10 years.

Policy 1.4.4 The City of Key Colony Beach recognizes that it relies upon the FKAA facilities for the provision of potable water for its residents, businesses and visitors, and as such the continued supply of potable water will be dependent upon all local governments striving to maintain demand for potable water at sustainable levels. As such, the City will:

- a. Continue to maintain relationships with the SFWMD and the FKAA to maintain or reduce potable water consumption thorough education, conservation, and participation in ongoing programs of the region, county and city including coordinating local conservation education efforts with the SFWMD and the FKAA programs.
- b. Require landscaping in all new development or redevelopment to use water-efficient landscaping and require functioning rain-sensor devices on all automatic irrigation systems on both new and existing systems.
- c. Recognizing that the City is located in an area that the SFWMD identifies as a "priority water resource caution area", the City shall strive to lower its per capita usage of potable water below 127.08 gallons per capita per day (gpcpd) and will continue to work together with the FKAA and the SFWMD to reduce demand within the City for potable water.
- d. The City shall inform residents and businesses of, and shall encourage their participation in, all FKAA and SFWMD water conservation programs.

Objective 1.5 Funding Capital Improvements

The current development code (and related City code provisions) shall achieve a concurrency management system that includes connection fees, impact fees and County infrastructure sales tax grants that is sufficient to assure conformance with elements of this plan.

Policy 1.5.1 City impact fees for parks shall be allocated in conformance with the City-County inter-local agreement and the implementation recommendations of this Element.

Policy 1.5.2 The building permit review process shall continue to require on-site detention.

Policy 1.5.3 Public sewer and water connection shall be required in the case of all new development; developer financial participation shall be required by connection fees.

Policy 1.5.4 The concurrency management system shall require direct development provisions of facilities if one of these other policies is insufficient to achieve concurrency.

IMPLEMENTATION

A. Five-Year Schedule of Capital Improvements

The schedule may be revised every year by ordinance without requiring a comprehensive Plan Amendment.

B. Programs

The principal programs needed to implement this Element are as follows:

1. An annual capital programming and budgeting process including use of project selection criteria.
2. Engineering studies to a) prepare storm water outfall removal schedule and b) pinpoint the costs of any projects such as the possible sewage treatment plant expansion.
3. Review and revisions to the development code shall assure conformance to the “concurrency” requirements relative to development orders, levels of service and public facility timing.
4. Impact fees;

C. Concurrency Management

The City’s current Land Development Regulations has been amended to include a concurrency management system that meets the state requirements.

City of Key Colony Beach
Five Year Schedule of Capital Improvements

Project	Funding Source	FY 2024-2025	FY 2025-2026	FY 2027-2028	FY 2028-2029	FY 2029-2030	Total Cost
Wastewater Treatment Plant Improvements							
600 8th Street							
Replace UV Contact Tank	Local funds - city wastewater	\$ 450,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Aerobic digester access stair replacement	Local funds - city wastewater	\$ 75,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Lift station control boxes raised	Grant funding	\$ 42,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Yearly replacement of pumps/motors	Local funds - city wastewater	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Paint exterior of tanks, buildings, and piping	Local funds - city wastewater	\$ -	\$ 180,000.00	\$ -	\$ -	\$ -	\$ -
Membrane replacement	Local funds - city wastewater	\$ -	\$ 245,000.00	\$ -	\$ -	\$ -	\$ -
Coating of effluent holding tank	Local funds - city wastewater	\$ -	\$ 125,000.00	\$ -	\$ -	\$ -	\$ -
Yearly replacement of pumps/motors	Local funds - city wastewater	\$ -	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -
Additional lift station control boxes raised	Potential Grant Funding	\$ -	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -
Replace RO Membranes	Local funds - city wastewater	\$ -	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -
Alum feed system	Local funds - city wastewater	\$ -	\$ -	\$ 60,000.00	\$ -	\$ -	\$ -
Jet aeration system	Local funds - city wastewater	\$ -	\$ -	\$ 60,000.00	\$ -	\$ -	\$ -
Yearly replacement of pumps/motors	Local funds - city wastewater	\$ -	\$ -	\$ 15,000.00	\$ -	\$ -	\$ -
Digester tank	Local funds - city wastewater	\$ -	\$ -	\$ 350,000.00	\$ -	\$ -	\$ -
Additional lift station control boxes raised	Potential Grant Funding	\$ -	\$ -	\$ 40,000.00	\$ -	\$ -	\$ -
Control room - electronics update	Local funds - city wastewater	\$ -	\$ -	\$ -	\$ 300,000.00	\$ -	\$ -
Digester biosolid pumps	Local funds - city wastewater	\$ -	\$ -	\$ -	\$ 40,000.00	\$ -	\$ -
Replace diesel generator for back up power	Potential Grant Funding	\$ -	\$ -	\$ -	\$ 250,000.00	\$ -	\$ -
Update or replace RO building	Local funds - city wastewater	\$ -	\$ -	\$ -	\$ 15,000.00	\$ -	\$ -
Replace storage tank	Potential Grant Funding	\$ -	\$ -	\$ -	\$ -	\$ 500,000.00	\$ -
Replace odor control system	Local funds - city wastewater	\$ -	\$ -	\$ -	\$ -	\$ 300,000.00	\$ -
Yearly replacement of pumps/motors	Local funds - city wastewater	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00	\$ -
Sub-total costs	Local funds - city wastewater	\$ 582,000.00	\$ 630,000.00	\$ 525,000.00	\$ 605,000.00	\$ 915,000.00	\$ 3,257,000.00
Stormwater Drainage Improvements							
Stormwater improvements for 7th street and dry retention pond	Grant funding	\$ 1,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Injection wells for elimination of remaining outfalls and street	Grant funding	\$ -	\$ -	\$ 800,000.00	\$ 800,000.00	\$ -	\$ -
Stormwater improvements for 11th street	Grant funding	\$ -	\$ -	\$ -	\$ 600,000.00	\$ 600,000.00	\$ -
Stormwater improvements for 12th street	Grant funding	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000.00	\$ -
Stormwater improvements for East and West Ocean	Grant funding	\$ 1,000,000.00	\$ -	\$ 800,000.00	\$ 1,400,000.00	\$ 2,100,000.00	\$ 5,300,000.00
Subtotal costs	Local funds - General	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis court new location support funding	Shared funding, FDOT Grant and	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Pedestrian and bicycle safety improvements - 2022 TA	Local funding	\$ 95,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Yearly park improvements	Grant funding	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -

City of Key Colony Beach, Florida
Capital Improvements Element

PROPERTY RIGHTS

GOAL 1 The City shall recognize and respect all judicially acknowledged or constitutionally protected private property rights when making local decisions.

Objective 1.1 Recognition of Private Property Rights

Decisions made by the City shall reflect the private property rights of each land owner.

Policy 1.1.1 Local decisions made by the City shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 1.1.2 Local decisions made by the City shall consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances

Policy 1.1.3 Local decisions made by the City shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 1.1.4 Local decisions made by the City shall consider the right of a property owner to dispose of his or her property through sale or gift.

MONITORING, UPDATING AND EVALUATION PROCEDURES CITY OF KEY COLONY BEACH

1. Citizen Participation:

In conjunction with one of the plan amendment cycles, the ~~Planning~~ and Zoning Committee shall ~~annually~~ conduct a public hearing on the Comprehensive Plan at least every ~~five~~ seven years ~~starting in 2021~~. A status report shall be provided by the Committee Chair and then citizen comment shall be solicited. This meeting shall be publicized by a legal notice in the newspaper plus efforts to have web page notification, a news story and Post Office bulletin board announcement. The Committee will then submit a report on the status of the Plan to the Mayor and City Commission. This report may be accompanied by recommended amendments, using the normal plan amendment process.

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2. Data and Objectives Update:

As a part of the annual meeting(s), pertinent measurable objectives and policies will be the subject of review and comment by the Committee Chair.

3. ~~Five-Seven~~ -Year Review:

The Mayor or City Manager shall designate the person or consultant responsible for preparation of the Evaluation and Appraisal Analysis in conformance with statutory requirements and with special emphasis on the extent to which the Plan objectives and policies have been achieved and are in compliance with state laws.

4. Revised Objectives and Policies:

The Mayor or City ~~Manager~~ Administrator shall designate the person or consultant to prepare draft amendments to the goals, measurable objectives and policies based upon the above process. The citizen participation procedures used in preparing the Plan (plus any future modifications thereto) shall be used in amending these recommendations of the Comprehensive Plan.

5. Data & Analysis

The Data and Analysis required to comply with the 10- and 20-year planning horizons are included as appendices along with the Key Colony Beach staff report, and are duly incorporated as part of this Comprehensive Plan.

City of Key Colony Beach

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Staff Report

To: Key Colony Beach Planning & Zoning / City Commission / Florida Commerce

From: Staff

Date: November 15, 2025

Subject: Comprehensive Plan Amendment - Evaluation & Appraisal Update

I. Background

The City of Key Colony Beach is required by Chapter 163, Florida Statutes, to maintain a Comprehensive Plan consistent with the Florida Community Planning Act. This includes evaluating demographic, housing, infrastructure, and environmental data on both 10-year and 20-year planning horizons.

Unlike many mainland communities, Key Colony Beach is largely built out and constrained by geography, sea-level rise vulnerability, and infrastructure capacity. Population growth is not expected, and in fact minor population decline may occur due to smaller household sizes, seasonal residency patterns, and redevelopment trends.

Additionally, the Florida Keys Area of Critical State Concern Annual Reports (2012-2016) confirm that Key Colony Beach does not have an adopted building permit allocation system within its Comprehensive Plan. Other Keys jurisdictions (Marathon, Islamorada, Monroe County, Key West, and Layton) all operate under allocation limits tied to hurricane evacuation clearance times. Because Key Colony Beach has no allocations established in rule or plan, no significant additional growth is anticipated that would alter LOS capacity.

II. Data & Analysis

Population

Historical Population Trends

According to the U.S. Decennial Census, Key Colony Beach experienced significant growth between 1960 and 1980, followed by a long period of stability and slight decline.

Census Year	Population	% Change
1960	66	—
1970	371	+462.1%
1980	977	+163.3%
1990	977	0.0%
2000	788	-19.3%

2010	797	+1.1%
2020	790	-0.9%

Source: U.S. Decennial Census, 1960-2020

Planning Horizon Projections

(Based on BEBR medium series, adjusted for local seasonal trends)

Year	Permanent Population	Seasonal Population (Peak)
2025 (current)	~800	1,500-2,000
2035 (10-year)	~770	1,500-2,000
2045 (20-year)	~750	1,500-2,000

Analysis:

- The City's permanent population has remained under 1,000 residents for 40+ years.
- Seasonal population peaks remain the primary LOS planning factor.
- Because Key Colony Beach has no building rights allocations as it relates to ROGO, there is no anticipated growth that would trigger LOS deficits.

Housing

- Existing units: ~1,400 total (with 636 transient rentals reported in 2025).
- Vacancy: High seasonal vacancy rates (approx. 50%).
- Vacant parcels: ~34, valued at \$88.4 million in 2025 estimates.

Level of Service (LOS) Analysis

10-Year Horizon (2035)

- **Water supply:** Capacity exceeds projected demand.
- **Wastewater:** Advanced treatment system meets current and future demand.
- **Solid waste:** Contract service scales to demand; no deficits.
- **Recreation/Open Space:** LOS improves per capita with population decline.
- **Transportation:** Evacuation modeling governs growth, LOS will remain stable.

20-Year Horizon (2045)

- **Water supply:** Continued capacity surplus.
- **Wastewater:** Advanced treatment system meets current and future demand.

- **Solid waste:** Adequate through contract scaling.
- **Recreation/Open Space:** Increased per capita provision.
- **Transportation:** US-1 hurricane evacuation clearance time remains the governing factor; LOS will remain stable.

Conclusion: With the limited potential for development, and primary focus on redevelopment, LOS standards will continue to be met through both the 10-year and 20-year planning horizons.

Environmental & Coastal Considerations

- Growth limits tied to hurricane evacuation clearance times.
 - City investment in advanced wastewater treatment supports water quality goals.
 - Focus of comprehensive plan amendments should remain on resiliency, drainage improvements, and storm-hardening.
-

III. Consistency

- Amendments are consistent with Florida Statutes, Monroe County regional resiliency frameworks, and the City's adopted LOS standards.
 - Because Key Colony Beach is close to buildout and is limited on new residential growth, the City is not expected to expand infrastructure capacity, only maintain it. Further improvements planned to existing infrastructure through Capital Improvements and technological improvements will increase projected LOS.
-

IV. Staff Recommendation

Staff recommends approval of the proposed Comprehensive Plan amendments, as they:

1. Reflect accurate population trends (stable to declining).
 2. Demonstrate LOS compliance for both 10-year and 20-year horizons.
 3. Emphasize resiliency and infrastructure maintenance rather than expansion.
 4. Recognize the limiting factor of building rights that hinders future growth.
 5. Ensure consistency with State requirements for hurricane evacuation clearance times.
-

Attachments

1. Population projections (BEBR/WPG/State sources).
 2. FCAA Water Supply Plan
-



Key Colony Beach Population

By Population By Age By Growth Rate

Key Colony Beach Population

Data after 2023 is projected based on recent change

