City of Key Colony Beach Comprehensive Plan

(2024-26 Edit)

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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 *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 connection to the sanitary sewer and public water systems.

Policy 1.1.2 The City shall continue to 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 r*eview 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 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, to ensure that the projected "buildout" hurricane evacuation traffic entering on U.S. 1 will not increase.*

Policy 1.3.1 The City 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 in post-disaster 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, 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 ~~25~~ 20 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 ~~25~~ 20 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 ~~25~~ 20 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 On an annual basis, the City shall review, and if necessary revise the Land Development Regulations relative to subdivision control, sign controls, landscaping, the City's Vulnerability Analysis completed in 2025, and floodplain protection to assure their compatibility with the intent of this plan.

Policy 1.5.3 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

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

Objective 1.7 Keys Area of Critical State Concern

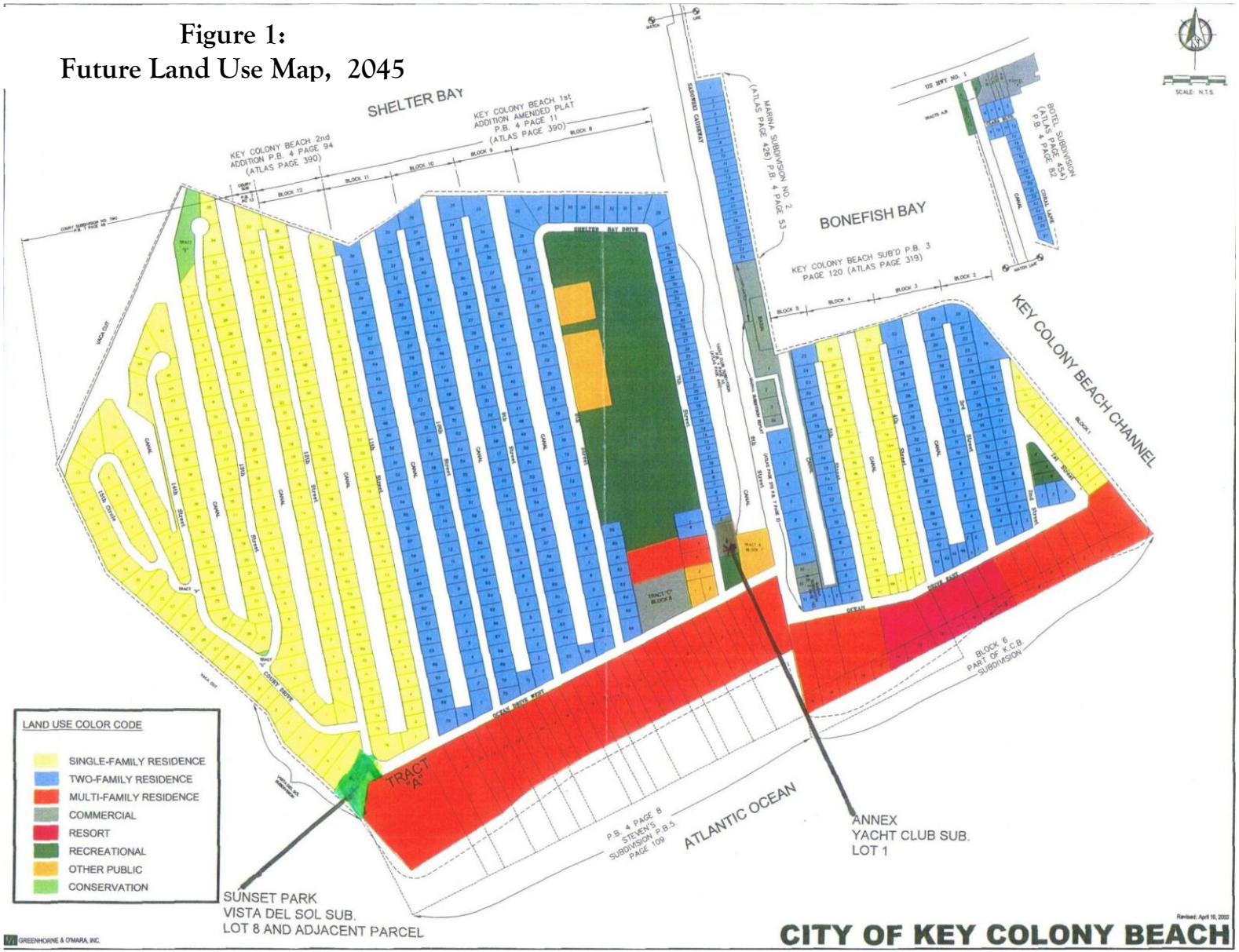
The City's Comprehensive Plan and Land Development Regulations shall be consistent with the Florida Keys Protection Act; 380.0552 FS.

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-n, 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.

Figure 1:
Future Land Use Map, 2045



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.

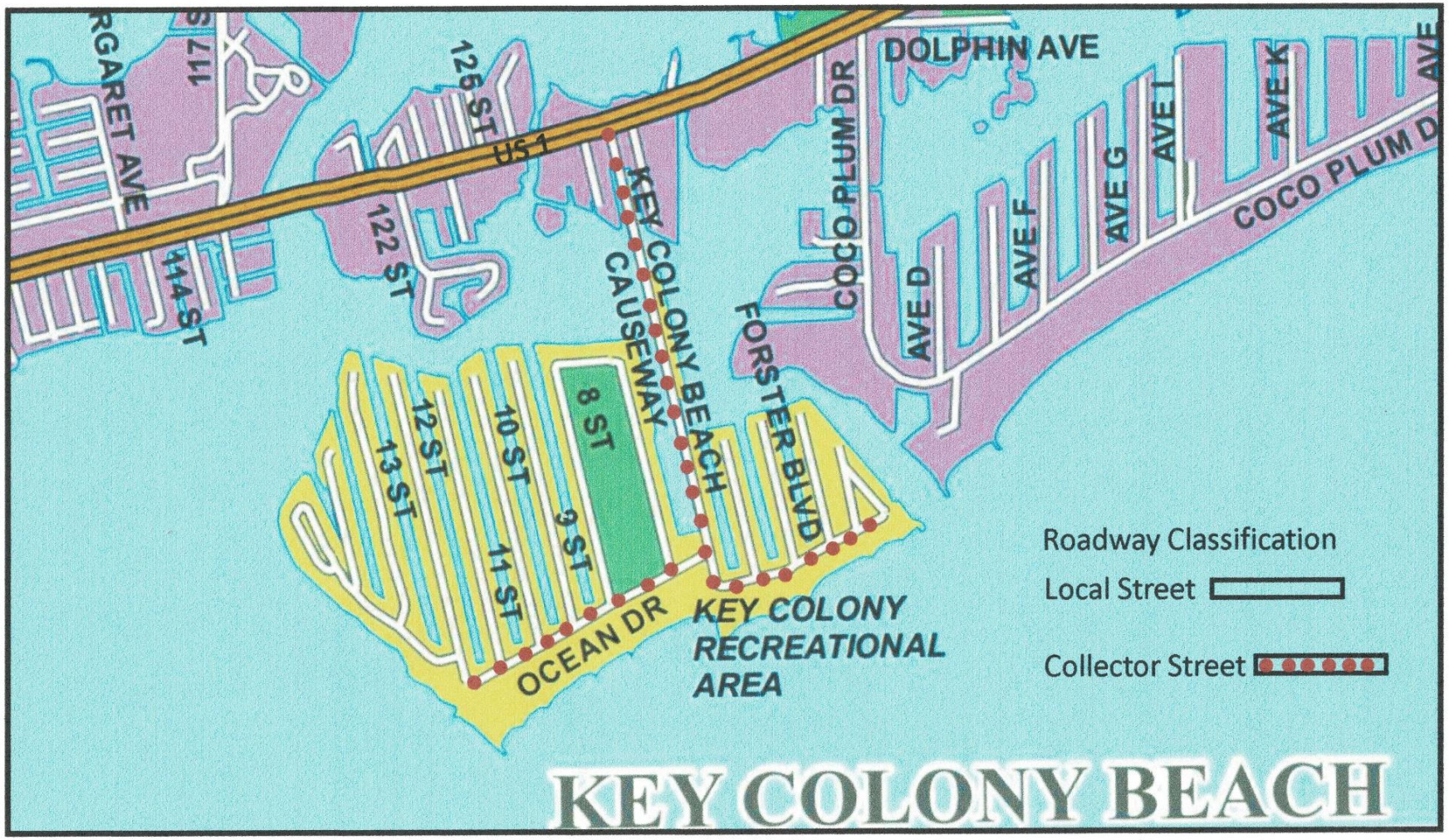
Objective 1.5 Hurricane Evacuation Plan

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 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.

Objective 1.2 Low and Moderate Income Housing

The City shall continue to provide for and promote low- and moderate-income 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 of 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 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.

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) water conservation plumbing 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 2032, the City shall eliminate the 3 remaining direct storm drain outfalls into the canals.*

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 3 stormwater outfalls and provide an alternative disposal method by 2032 that eliminates untreated stormwater discharge to surface waters.

Policy 1.2.2 The City shall consider by 2028 the recommendations of the 2025 Vulnerability Assessment and Watershed Management Plan 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.

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.

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 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 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: 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.

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 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 through its own local ordinance (Ord. 2021-465).

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 Star^{SM} 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. It shall also encourage its citizens to adopt such a program for their own individual properties.

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 appointment can be achieved, the board member 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 2032 and provide an alternative disposal method that eliminates untreated stormwater discharge to surface waters.

Policy 1.2.2 The City shall enforce its seawall code provisions to require that substandard seawall replacement must meet the requirements of the State of Florida Department of Environmental Protection and U.S. Army 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

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. 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 do 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.

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.

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

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.

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.

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

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.

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

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.

Objective 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 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 2.4.1 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 2.4.2 The City will continue its annual public information program whereby residents are informed of hurricane preparedness measures.

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

Objective 2.5 Post-Disaster Redevelopment

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

Policy 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 2.6 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.

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 2026. The 2025 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.

Objective 3.2 Reducing flood risk in coastal areas

Include development and redevelopment principles, strategies, and engineering solutions into development and infrastructure decisions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.

Policy 3.2.1 The 2025 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 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 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

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.

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 the City shall consider impacts to adjacent properties, historic properties, and infrastructure projects.

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;

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.

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.

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

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.

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.

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.

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.

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.

Policy 3.7.1 Link future cycles of Community Rating System scoring with completion of its 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.

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.

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.

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 3 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

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 manage water use in ways 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 requirement that at least 50 percent of all required landscaping shall use native (or similar) or Florida Friendly plant materials to reduce water consumption.

Policy 1.7.4 The City will continue to cooperate with the FKAA and the SFWMD in 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 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 its own local ordinance (Ord. No. 2021-465).

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 Star^{SM} program, which is a point based, new home certification program for water-efficient developments, similar to the federal Energy Star program).

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

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.

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 tracts 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.

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 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 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.

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.

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).

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 have been amended to include a concurrency management system that meets the state requirements.

City of Key Colony Beach

Five Year Schedule of Capital Improvements (Draft)

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 -- COMPLETED	Local funds - city wastewater	$ 450,000.00	$ -	$ -	$ -	$ -	
Aerobic digester access stair replacement -- COMPLETED	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	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	
Paint exterior of tanks, buildings, and piping	Local funds - city wastewater	$ -	$ 90,000.00	$ 90,000.00	$ 20,000.00	$ 20,000.00	
Membrane replacement	Local funds - city wastewater	$ -	$ 245,000.00	$ -	$ -	$ -	
Coating of effluent holding tank	Local funds - city wastewater	$ -		$ 125,000.00	$ -	$ -	
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	$ -	$ -	
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				$ 350,000.00		
Update or replace RO building	Potential Grant Funding					$ 750,000.00	
Replace storage tank	Local funds - city wastewater					$ 450,000.00	
Replace odor control system	Local funds - city wastewater					$ 100,000.00	
Sub-total costs		$ 535,000.00	$ 410,000.00	$ 777,000.00	$ 420,000.00	$ 1,300,000.00	$ 3,442,000.00
Stormwater Drainage Improvements							
Stormwater improvements for 7th street and dry retention pond improvements - COMPLETE	Grant funding - COMPLETE	$ 1,000,000.00	$ -	$ -	$ -	$ -	
Injection wells for elimination of remaining outfalls and street stormwater improvements for 11th street	Grant funding	$ -	$ -	$ 800,000.00	$ 800,000.00	$ -	
Stormwater improvements for 12th street	Grant funding	$ -	$ -	$ -	$ 600,000.00	$ 600,000.00	
Stormwater improvements for East and West Ocean	Grant funding	$ -	$ -	$ -	$ -	$ 1,500,000.00	
Stormwater Utility Maintenance/Improvements	Grant funding/local	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	
Subtotal costs		$ 1,000,000.00	$ 100,000.00	$ 900,000.00	$ 1,500,000.00	$ 2,200,000.00	$ 5,700,000.00
Parks and Recreation		$ -	$ -	$ -	$ -	$ -	
Tennis court new location support funding - COMPLETE	COMPLETE	$ 100,000.00	$ -	$ -	$ -	$ -	
Pedestrian and bicycle safety improvements - 2022 TA	Shared funding, FDOT Grant and Local funding		$ -	$ 40,000.00	$ -	$ -	
Riprap improvements Sunset Park for erosion mitigation	Review for grant funding	$ -		$ -	$ 150,000.00	$ -	
Yearly park improvements	Grant funding	$ 150,000.00	$ 150,000.00	$ 150,000.00	$ 150,000.00	$ 150,000.00	
7th & 8th Street Bathrooms	Grant funding		$ 150,000.00	$ 150,000.00			
Subtotal costs		$ 250,000.00	$ 300,000.00	$ 340,000.00	$ 300,000.00	$ 150,000.00	$ 1,340,000.00

Transportation							
Repair of city streets and localized elevation increased in critical areas	Local funding and State supported funds (taxes/grants)	$ 75,000.00	$ 200,000.00	$ 150,000.00	$ 500,000.00	$ 500,000.00	
Bridge maintenance and repairs	Local funding and potential for grant funding	$ 30,000.00	$ 30,000.00	$ 200,000.00	$ 30,000.00	$ 200,000.00	
Subtotal costs		$ 105,000.00	$ 230,000.00	$ 350,000.00	$ 530,000.00	$ 700,000.00	$ 1,915,000.00
Public Facilities							
City hall repairs, flood protection, and capital maintenance	Local city general funds, Grant & Infrastructure funds	$ 1,500,000.00	$ 1,500,000.00	$ 30,000.00	$ 30,000.00	$ 30,000.00	
Maintenance Building - Dry Floodproofing project	FEMA Grant funding 90%	$ 30,000.00	$ 139,000.00	$ 139,000.00	$ -	$ -	
Update City Hall Flood Protection	Review grant potential	$ -	$ -	$ 100,000.00	$ 100,000.00	$ -	
Subtotal costs		$ 1,530,000.00	$ 1,639,000.00	$ 269,000.00	$ 130,000.00	$ 30,000.00	$ 3,598,000.00
Total All Projects		$ 3,420,000.00	$ 2,679,000.00	$ 2,636,000.00	$ 2,880,000.00	$ 4,380,000.00	$ 15,995,000.00

UTILITY BOARD - FISCAL YEAR 2024-2025 BUDGET

Summary of potential projects for FY2026 (Draft)

Wastewater

Item	Description	Cost	Comments
1	Purchase and install 4 cassettes membranes (veolia)	$250,000.00	Last replaced in May 2017, additional replacement needed for 2027, Maintenance
2	Pipe stand trellis for MBR processing piping, replace rusting steel stand	$75,000.00	2025 Maintenance
3	Lift station control boxes being raised	$42,000.00	2027 Flood Mitigation Grant - DEP
4	Yearly repair or if needed replacement of pumps and motors	$75,000.00	2025-2030 Maintenance Each year.
5	Sewer system return system- leak corrections	$70,000.00	2026 Maintenance
6	Sewage pumping system update (grinder pump and control panel)	$40,000.00	TBD Maintenance
7	Painting Buildings and Equipment - Phase 1	$75,000.00	2026 Maintenance
8	ISAM Tank Baffle replace	$25,000.00	TBD Maintenance
	Total	$652,000.00	(Plant $540,000, System $112,000)

Stormwater

Item	Description	Cost	Comments
1	Stormwater improvements wet retention pond - Phase I work, quote and approve Phase II work, evaluate timing and grant funding	$482,756.00	2025 Grant funding remaining
	Total	$482,756.00	

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.

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. Seven -Year Review:

The Mayor or City Administrator 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 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
PO Box 510141 Key Colony Beach, Florida • Phone # 305-289-1212 • Fax# 305-289-1767

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

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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 (nor does it require) 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 and stormwater utility projects support 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:

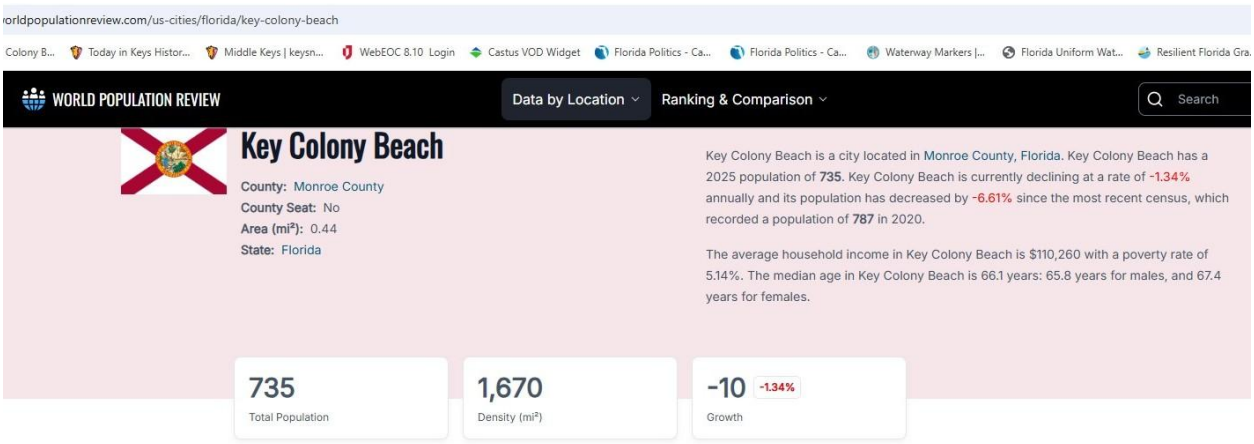
1. Reflect accurate population trends (stable to declining).
2. Demonstrate LOS compliance for both 10-year and 20-year horizons.
3. Emphasize resiliency and infrastructure maintenance rather than expansion.
4. Recognize the limiting factor of building rights that hinders future growth.
5. Ensure consistency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

Attachments

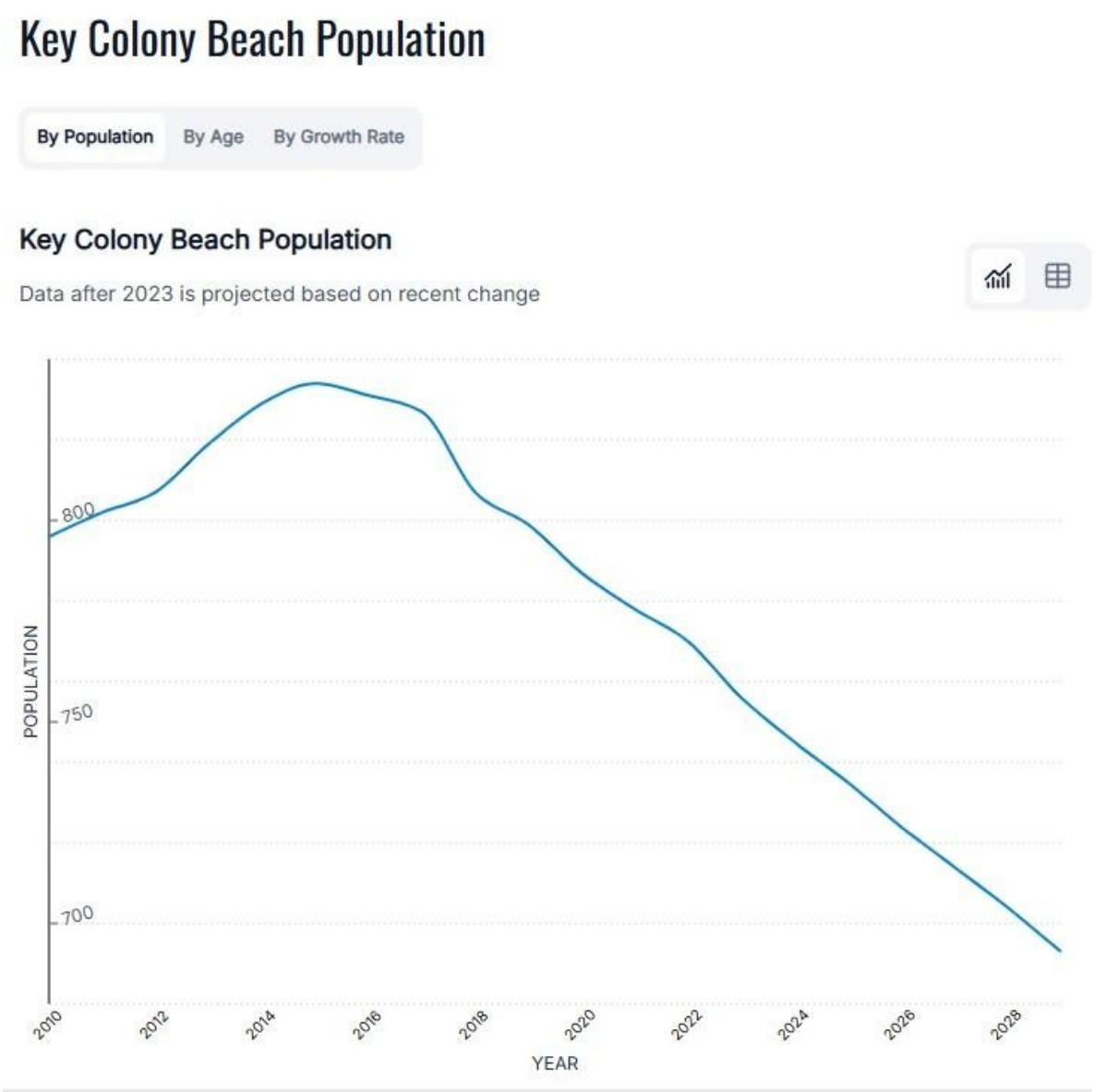
1. Population projections (BEBR/WPG/State sources).

2. SFWMD Water Supply Projections (Monroe County).

1. Population Projections:



World Population Review data, 2025



World Population Review – Key Colony Beach Projected Population through 2028

Projections of Florida Population by County, 2025–2045, with Estimates for 2020

County and State	Estimates April 1, 2020	Projections, April 1 2025	2030	2035	2040	2045
Lee	750,493	829,303	894,597	948,834	996,086	1,038,511
Leon	299,484	312,338	323,012	331,425	338,510	344,579
Levy	41,699	43,115	44,260	45,176	45,947	46,650
Liberty	8,575	8,848	9,068	9,229	9,354	9,459
Madison	18,954	19,038	19,114	19,181	19,242	19,298
Manatee	398,503	437,640	470,632	498,045	522,641	544,365
Marion	368,135	394,914	417,138	434,244	448,104	459,981
Martin	161,301	170,496	177,612	183,467	188,675	193,311
Miami-Dade	2,832,794	2,992,713	3,128,267	3,234,615	3,322,226	3,398,177
Monroe	77,823	78,799	79,424	79,793	80,020	80,159

Florida Demographic Estimating Conference, March 2021 and the University of Florida, Bureau of Economic and Business Research, Florida Population Studies, Volume 54, Bulletin 189, April 2021.

Projections of Florida Population by County, 2025–2050, with Estimates for 2023

County and State	Estimates April 1, 2023	Projections, April 1 2025	2030	2035	2040	2045	2050
MIAMI-DADE	2,768,954						
Low		2,673,300	2,663,100	2,630,800	2,587,800	2,543,600	2,501,800
Medium		2,814,000	2,910,500	2,981,000	3,035,500	3,083,200	3,127,200
High		2,954,700	3,157,900	3,331,300	3,483,200	3,622,700	3,752,700
MONROE	84,511						
Low		80,300	78,400	76,000	73,300	70,700	68,100
Medium		85,400	87,100	88,100	88,600	88,900	89,000
High		90,600	95,800	100,200	103,900	107,100	110,000

University of Florida Bureau of Economic and Business Research, Florida Population Studies, Bulletin 198.

2. SFWMD Water Supply Projections (Monroe County):

Table A-3. Continued.

PS Utility	Net (Finished) Demand – Average Rainfall Conditions (mgd)						
	2020	2021	2025	2030	2035	2040	2045
Miami-Dade County							
Americana Village	0.23	0.23	0.23	0.23	0.23	0.23	0.23
Florida City	2.10	2.16	2.54	2.88	2.97	3.06	3.36
Homestead	11.74	13.32	13.80	14.37	14.89	15.37	15.83
MDWASD	306.97	307.31	317.91	329.18	340.68	351.52	360.34
North Miami	6.69	6.58	6.75	6.96	7.17	7.31	7.34
North Miami Beach	18.89	19.00	19.25	21.05	22.10	22.98	24.44
Miami-Dade County Total	**346.62**	**348.59**	**360.48**	**374.66**	**388.04**	**400.47**	**411.54**
Monroe County							
FKAA	18.29	18.39	18.52	18.66	18.75	18.80	18.85
Monroe County Total	**18.29**	**18.39**	**18.52**	**18.66**	**18.75**	**18.80**	**18.85**
Palm Beach County							

South Florida Water Management District water use projections for Monroe County through 2045. 2023-24 Lower East Coast Water Supply Plan Update, SFWMD. With a population not projected to increase, and a steady water supply, LOS needs through 2045 will be met with little if any change.