

The legislative intent of the designation of the Florida Keys Area of Critical State Concern was to achieve the following:

- ◆ Establish a land management system that:
 - ◇ Protects the natural environment.
 - ◇ Conserves and promotes the community character of the Florida Keys.
 - ◇ Promotes orderly and balanced growth.
 - ◇ Promotes and supports a diverse and sound economic base.
- ◆ Provide affordable housing in close proximity to places of employment.
- ◆ Protect the rights of property owners.
- ◆ Promote coordination among governmental agencies that have permitting jurisdiction.
- ◆ Protect and improve the nearshore water quality through federal, state and local funding of water quality improvement projects, including the construction and operation of wastewater management facilities.
- ◆ Promote public land acquisition.
- ◆ Ensure that the population of the Florida Keys can be safely evacuated before a hurricane.

Recognizing that the Florida Keys' high-value environment and one-of-a-kind marine ecosystem was in jeopardy, wastewater improvements were mandated for the Florida Keys in 1999 by the Florida Legislature, setting statutory standards for wastewater treatment systems; i.e. the Advanced Wastewater Treatment effluent standards and Best Available Technology.

Replacement of the cesspits and septic tanks of virtually all homes with a centralized wastewater system throughout the entire Florida Keys effectively halts a major source of pollution and prevents further degradation of the Keys' high-value environment.

Islamorada completed its wastewater system in November 2015, meeting the state mandate.

HURRICANE EVACUATION & MAXIMUM BUILDOUT CAPACITY

Part of the legislative intent for the designation of the Florida Keys as an Area of Critical State Concern was to ensure that the population of the Florida Keys can be safely evacuated before a hurricane storm event.

In 2011, the Governor and Cabinet directed the Department of Economic Opportunity and the Florida Division of Emergency Management to enter into a Memorandum of Understanding with Monroe County, the Village of Islamorada, and the Cities of Marathon, Key West, Key Colony Beach, and Layton regarding hurricane evacuation modeling.

In order for this Memorandum of Understanding to be formulated, the Department conducted a series of meetings with representatives from agencies and local governments on the 2012 Hurricane Evacuation Clearance Time Working Group.

The Memorandum of Understanding addresses the input variables and assumptions, including regional considerations, to depict hurricane evacuation clearance times for the population of the Florida Keys. The Memorandum of Understanding is the basis for an analysis of the maximum build-out capacity in the Florida Keys while maintaining the ability of the permanent population to evacuate within 24 hours.

When the maximum building capacity is reached, no building permits will be issued for new construction.

When EVACUATION CLEARANCE TIME reaches 24 hours, MAXIMUM BUILDOUT CAPACITY will have been reached.

Based on the most recent hurricane evacuation models, it is projected that the evacuation clearance time and maximum buildout capacity will reach 24 hours in the year 2023.



The Florida Keys
Area of Critical
State Concern

What does the Florida Keys
Area of Critical State Concern
mean to me as an
Islamorada property owner?

Islamorada, Village of Islands

Village Administrative Center
& Public Safety Headquarters
86800 Overseas Highway
Islamorada, FL 33036
305-664-6400

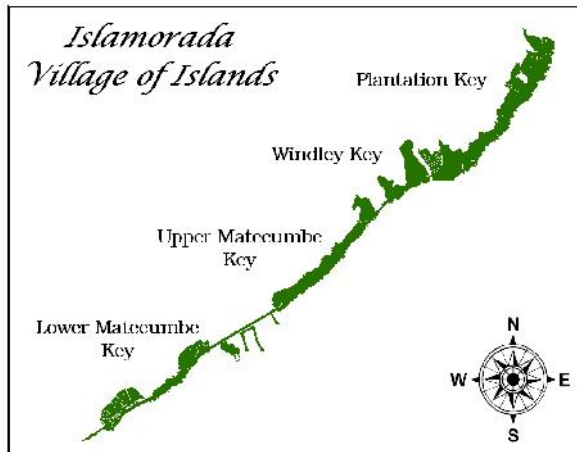
Planning Department 305-664-6426

Administrative Offices 8am - 5pm

Located in the Florida Keys (Monroe County), Islamorada, Village of Islands is 18 linear miles, has a land area of approximately 3,900 acres and is less than one mile wide on each side of US 1 at its widest point.

Islamorada, widely referred to as the Sport Fishing Capital of the World, incorporated as a municipality on December 31, 1997. By charter, the Village's boundaries extend from the west end of the Channel Two Bridge (Mile Marker 72.658) to the west end of the Tavernier Creek Bridge (Mile Marker 90.939).

The incorporated area primarily encompasses four islands: Plantation Key, Windley Key, Upper Matecumbe Key and Lower Matecumbe Key. Also within Islamorada's boundaries is Tea Table Key.



The Florida Legislature designated the Florida Keys Area of Critical State Concern in 1974 due to the area's environmental sensitivity and mounting development pressures. The designation allows the State of Florida to promote state and regional interests in the use and development of land with the intent to improve water quality, protect habitat and ensure safe evacuation of the population of the Florida Keys in the event of a disaster.

Local Requirements associated with the Florida Keys Area of Critical State Concern designation

Building Permit Allocation System (BPAS)

Islamorada's BPAS is the equivalent of Monroe County's Rate of Growth Ordinance (ROGO). BPAS, which stands for Building Permit Allocation System, is a point based competitive system for issuing building permits in Islamorada. Once an application is entered into the BPAS, it is scored by the Village based on points given for meeting certain criteria including energy conservation, infrastructure availability and habitat protection, and then ranked against all other applications entered into the System. The applications with the highest scores receive allocations the earliest. Once the Village Council approves an allocation award, the building permit can be issued. Twenty-eight allocations are available annually and are allocated on a quarterly basis.

Administrative Relief

If an application within the BPAS has not received an allocation award within four years of submittal, an application for Administrative Relief may be submitted within 120 days of close of the fourth annual allocation period pursuant to Code Section 30-477. Following a public hearing, the Village Council may elect to issue part or all of an allocation award, offer to purchase the property at fair market value or suggest another remedy that may be appropriate.

Permit Review

Building Permits are reviewed for compliance with the Village's Comprehensive Plan, the Village's Land Development Regulations and the Florida Building Code. Generally, building permits are required as provided in the Florida Building Code and for (1) land clearing, the placement of fill, commercial and residential demolition, excavation or the storage of materials; (2) signs, fences and the tie-downs of habitable structures; and (3) any work subject to floodplain management requirements. Work covered by the building permit must have Village inspections before the project can be considered complete and the permit is closed.

Rendering Development Orders, Comprehensive Plan Amendments and Land Development Regulations

Local appeal period, transmittal to state departments, review, comment and advertising periods can take up to four months after approval by the Village Council or Staff. The rendition process provides better coordination between the Department of Economic Opportunity and the Village in the implementation of provisions of Chapter 380, Florida Statutes, and the Village Comprehensive Plan and Land Development Regulations.

Threatened & Endangered Species Considerations

New development within the Village is required to comply with FEMA, U.S. Fish and Wildlife Service (FWS) and the National Flood Insurance Program (NFIP) through implementation of assessment guides that were developed by FWS to minimize adverse effects to the four endangered species in Islamorada which include the eastern indigo snake (*Drymarchon corais couperi*), the schaus swallowtail butterfly (*Papilio aristodemus ponceanus*), the key tree-cactus (*Pilosocereus robinii*), and the Stock Island tree snail (*Orthalicus reses reses*). The Village is required to keep a record of determinations made for every development permit. In cases where habitat of endangered species may be affected, coordination and technical assistance with FWS staff is required to make a final determination of the impact and required mitigation.

Tree Removal

The removal of diseased or dead portions (such as palm fronds) of a tree or the removal of an obstructing or weak branch such that the tree will not be a threat to public safety or to adjacent property, does not require a permit. Pruning in excess of that noted above and removal of vegetation requires a permit. All pruning shall adhere to practices and principles set by the National Arborists Association. The removal of up to five (5) invasive exotic trees or shrubs does not require a permit.

Public acquisition of conservation properties and enhanced habitat protection are immediate priorities for the preservation of the Florida Keys Area of Critical State Concern.
