

CHAPTER 5: SPECIAL TOPICS

1. School Concurrency

The Monroe County District School Board (the “District”) oversees the operation of 13 public schools including three high schools, one middle school, two middle/ elementary schools, six elementary schools, and one school for exceptional students.

The names, locations, and service areas of these schools are presented in **Table 63**. The schools are distributed among three subdistricts.

- Subdistrict 1 serves the Upper Keys from Key Largo to Matecumbe Key.
- Subdistrict 2 serves the Middle Keys from Long Key to the Seven Mile Bridge.
- Subdistrict 3 serves the Lower Keys from Bahia Honda to Key West.

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Table 63 – Public School System

Facility Name/Type	Location	Service Area
Subdistrict 1 (Upper Keys)		
Key Largo (Elementary Middle)	Key Largo	Dade County Line to MM 93
Plantation Key (Elementary Middle)	Plantation Key	MM 93 to Long Key
Treasure Village Montessori	Islamorada	Dade County Line to Marathon
Coral Shores (High)	Plantation Key	Dade County Line to Long Key
Subdistrict 2 (Middle Keys)		
Switlik (Elementary)	Marathon Key	Conch Key to 7 Mile Bridge
Marathon	Marathon Key	Conch Key to Big Pine Key
Subdistrict 3 (Lower Keys)		
Sand (Exceptional)	Key West	Sugarloaf Key to Key West
Adams (Elementary)	Stock Island	Rockland Key to Stock Island
Archer/Reynolds (Elementary)	Key West	Key West
Big Pine Academy* (Elementary)	Big Pine	Grassy Key to Big Coppitt Key
Poinciana (Elementary)	Key West	Key West
Sigsbee (Elementary)	Key West	Key West
Sugarloaf (Elementary/Middle)	Sugarloaf Key	Ohio Key to Boca Chica
O’Bryan (Middle)	Key West	Key Haven to Key West
Key West (High)	Key West	Lower Torch Key to Key West
Monroe County		
Montessori Charter (Elementary)*	Key West	Entire County
Keys Center (Middle/High)	Key West, Marathon, Islamorada	Entire County
Monroe County DJJ	Key West	Entire County

There is one charter school that does not provide bussing and serves the entire county. The Keys Center is an alternative program provided within the High Schools in the county and the Juvenile Detention facility provides education to the detained youth. There are no public schools located in mainland Monroe County.

The Florida Inventory of School Houses (FISH) capacity for the County's schools is 11,229 students. During 2009-2010, the County's student population utilized 67.19 percent of the available capacity. Overall, the projected growth utilization rate is 0.12 percent for the years 2009-2010 through 2013-2014.

In April 2010, the BOCC and the cities of Key West, Marathon, Key Colony Beach, Layton, Islamorada, and the District approved a waiver from the previous school concurrency planning requirements of Florida's growth management laws.

There are several coordination mechanisms between the County and the School Board, including a School Board representative as an ex-officio member of the Planning Commission. Additionally, there are interlocal agreements between the County and the School Board:

1. Joint Use Park Interlocal Agreement

This agreement provides for the development of a joint use park on the Sugarloaf School grounds.

2. Interlocal Agreement for Public School Facility Planning in Monroe County

This agreement is between Monroe County, Islamorada, Village of Islands, Key Colony Beach, Layton, Key West, Marathon, and the School Board for the purpose of public school facility coordination as required by Ch. 163 F.S.

School concurrency is no longer statutorily required.

2. Water Supply Planning

In 2009, the County adopted the 10-Year Water Supply Plan consistent with *The Lower East Coast Basin Water Supply Plan* (LECBWSP).

The LECBWSP has been revised, including identification of alternative water supply projects. It is scheduled for approval by the South Florida Water Management District's Governing Board by September 2012. The County must prepare the *10-Year Water Supply Facilities Work Plan* and update the Plan by March 2014 (18 months after the District Governing Board approves the regional water supply plan).

The County will continue to utilize the following goals in addressing system needs:

Policy 701.1.6: Monroe County shall implement a concurrency management system that is consistent with the South Florida Water Management District Lower East Coast Regional Water Supply Plan and FKAA 20-year Water System Capital Improvement Master Plan. (Ord. 022-2009)

Policy 701.1.7: Monroe County shall prepare and maintain a 10-year Water Supply Work Plan that identifies alternative water supply projects, traditional water supply projects, conservation, and reuse necessary to meet the Monroe County Unincorporated Area water supply needs, consistent with the South Florida Water Management District Lower East Coast Regional Water Supply Plan and the Florida Keys Aqueduct Authority 20-year Water System Capital Improvement Master Plan. (Ord. 022-2009)

Policy 701.1.8: Monroe County shall update the 10-year Water Supply Work Plan every 5 years or within 18 months after the governing board of the South Florida Water Management District approves an updated regional water supply plan. (Ord. 022-2009)

The County does not have any local responsibility for potable water supply or distribution facilities. Both water supply and distribution are provided to the County according to the terms of an interlocal agreement with FKAA. The County has no responsibility regarding the supply of potable water to its citizens.

The County through its association with the Florida Keys Aqueduct Authority (FKAA) has identified alternative water supply resources such as the salt water desalination, water conservation and reuse techniques. Because this community does not own or operate any portion of the water supply, treatment, or distribution system, the requirement to “evaluate the degree to which the County has implemented the work plan for building public, private, and regional water supply facilities” is not applicable. However, the County has successfully implemented the GOPs related to water supply planning, including development of the 10-Year Water Supply Work Plan and, through its Adequate Public Services Ordinance, assures that development review approvals are coordinated with FKAA. No amendments are recommended at this time.

3. Coastal High-Hazard Area

In 2006, the Florida Legislature redefined the Coastal High Hazard Area (CHHA) as, “...the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model” (Section 163.3178(2)(h), F.S.).

The SFRPC recently completed the SLOSH modeling for the Miami-Dade, Broward and Monroe County region delineating the storm tide limits.

The draft CHHA boundary is shown on Map Series 3.7, located in the Map Atlas as prepared for the July 2011 Technical Document Update. The storm tide limits are mapped and included as **Appendix 6**.

Planning for post-disaster redevelopment is of paramount importance in the County because a large percentage of the County's land area is located within the CHHA and thus is vulnerable to hurricane damage from a relatively minor (Category 1) hurricane. More intense hurricanes would have higher storm surges and thus would likely inundate a larger area, resulting in more extensive damage.

The majority of land within the CHHA is either owned for conservation purposes or is vacant. Much of the existing development in the County is concentrated along U.S. 1 in areas that are located outside of the CHHA. However, a significant portion of the CHHA is developed for a variety of uses including residential (single-family detached homes, mobile homes, multi-family apartments, and mixed-use residential areas), commercial (general commercial, tourist commercial, and commercial fishing), institutional, public, and military uses.

Because of the low-lying nature of the Keys, a large percentage of the County is located within the CHHA. The area outside of the CHHA is largely confined to a linear zone along much of U.S. 1.

Future development throughout much of unincorporated Monroe County, including the areas within the CHHA, is controlled by ROGO and the Tier Overlay Ordinance. In addition, points are deducted on applications that propose development within a "V" flood zone on the FEMA flood insurance rate maps.

Since 2004, the County has not amended future land uses in a manner that resulted in a reduction of residential density or intensity in the CHHA that made existing residential units non-conforming. The CHHA is limited to recreational and residential uses in accordance with the Future Land Use Map. Changes to land use that have occurred in the CHHA were a result of the acquisition of low-density residential property by the County for preservation and or recreation, conservation and open space purposes.

The County does have GOPs in the Future Land Use Element and Conservation and Coastal Management Element of the Plan that addresses growth management and the CHHA. They are as follows:

Objective 101.14: By January 4, 1997, Monroe County shall adopt Land Development Regulations which direct future growth away from areas subject to periodic flooding.

Policy 101.14.1: Monroe County shall discourage developments proposed within the CHHA.

Policy 101.14.2: Monroe County shall prohibit the placement of mobile homes within the CHHA except on an approved lot within an existing mobile home park or subdivision zoned for such use.

Objective 217.1: Monroe County shall develop and implement a program of hazard mitigation in the CHHA which reduces floodplain alteration and damage or loss due to natural disasters.

Policy 217.1.1: Monroe County shall define the CHHA as the area subject to inundation by the SLOSH (Sea, Lake and Overland Surges from Hurricanes) associated with a Category 1 storm. The CHHA shall be incorporated into the county Geographic Information System for use in managing future land use.

Policy 217.2.1: As provided by its Hurricane Preparedness Evacuation and Shelter Plan, Monroe County shall annually coordinate post-disaster recovery operations to clarify the roles and responsibilities of County Departments, State and federal agencies, private and public utilities, and other applicable entities. Deficiencies shall be identified and Monroe County shall immediately initiate interlocal agreements or interdepartmental directives as necessary to remedy the existing deficiencies.

Objective 217.3: By January 4, 1997, Monroe County shall adopt Land Development Regulations which direct future growth away from the CHHA.

Policy 217.3.1: The Permit Allocation and Point System shall assign a negative point rating to developments proposed within the CHHA (See Policy 101.5.4). (See Future Land Use Element Objectives 101.2, 101.3, and 101.5 and related policies.)

Policy 217.3.2: Monroe County shall prohibit the construction of mobile homes within the CHHA except on an approved lot within an existing mobile home park or subdivision zoned for such use as of the effective date of this plan.

Objective 1401.2: With the following exceptions, public expenditures within the CHHA shall be limited to the restoration or enhancement of natural resources and parklands, expenditures required to serve existing development such as the maintenance or repair of existing infrastructure, and expenditures necessary for public health and safety:

1. Public expenditures within the CHHA may be permitted where required to meet adopted level of service standards or to maintain or reduce hurricane evacuation clearance times and where no feasible alternatives to siting the required facilities within the CHHA exist.
2. Public expenditures within the CHHA may be permitted for improvements and expansions to existing public facilities, which improvements or expansions are designed to minimize risk of damage from flooding.

Policy 1401.2.1: By January 4, 1997, Monroe County shall adopt Land Development Regulations which limit public expenditures in the CHHA by requiring consideration of feasible siting and design alternatives for public facilities and infrastructure.

Policy 1401.2.2: No public expenditures shall be made for new or expanded facilities in areas designated as units of the Coastal Barrier Resources System, undisturbed saltmarsh and buttonwood wetlands, or offshore islands not currently accessible by road, with the exception of expenditures for conservation and parklands consistent with natural resource protection, and expenditures necessary for public health and safety.

The County must amend Policy 217.2.1 to adopt the CHHA overlay to the Future Land Use Map.

4. Compatibility with Military Installations

The County is currently addressing this requirement. Amendments were transmitted to the DEO in December 2011.

5. Transportation Concurrency

Concurrency Exception Areas

There are no concurrency exception areas or multimodal transportation districts within the County.

Common Methodology

The U.S. 1 Level of Service Task Force, a multi-agency group comprised of the County, FDOT, and DCA, prepared the methodology used for monitoring conditions on U.S. 1 in the Florida Keys.

The Task Force formulated the methodology in 1993 and amended in 1997 (U.S. 1 Methodology).

The U.S. 1 Methodology developed utilizes an empirical relationship between the volume-based capacities and the speed-based LOS methodology. It established a procedure for using travel speeds on U.S. 1 as a means of assessing LOS and reserve capacity. The method considers both the overall LOS of the entire 108-mile stretch of U.S. 1 from Key West to the mainland, as well as the LOS for 24 smaller roadway segments.

Based on the current methodology to assess LOS on U.S. 1 in the Florida Keys, LOS is based on a comparison between average posted speed limits and average travel speed between average posted speed limits and average travel speeds for individual segments along U.S. 1.

Data collected annually during the spring (peak seasonal population) to assess the LOS on U.S. 1 is compiled and analyzed in accordance with the Task Force's methodology that has been vetted and approved by many agencies, including FDOT. The methodology and the resultant analysis do not include peak hour, peak direction data or analysis.

Measurements of the travel speeds on U.S. 1 are established by conducting travel time runs from Key West to the mainland during peak tourist season, defined as the 6-week period beginning the second week of February and ending the fourth week of March each year.

The minimum acceptable LOS for U.S. 1 is C, while the overall (108-miles) travel speed on U.S. 1 is established as 45 miles per hour to equate to LOS C, regardless of the posted speed limit of a segment. As noted in the 2011 U.S. 1 Arterial Travel Time and Delay Study by the County: "Under the adopted growth management process if the overall LOS for U.S. 1 falls below the LOS C Standard, then no additional land development will be allowed in the Florida Keys."

The County's existing GOPs have been successfully implemented. No comprehensive plan amendments are recommended at this time.

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