

Monroe County Comprehensive Evaluation and Appraisal Report
Public Comments for Major Issues

This document includes all public comments related to the existing comprehensive plan and major issues facing the County. These unedited comments were collected from residents and other stakeholders at four public meetings (April 6, 7, 8 and 21, 2010); project website responses; telephone calls to the project hotline; and emails and other correspondence sent directly to the project team.

The comments are broken down into 13 Major Issue Categories:

Major Issue Category	
Number	Issue
1	County-wide Visioning and Planning (EAR Analysis & Major Issue)
2	Economic Sustainability (Major Issue)
3	Land Use/Mobility (EAR Analysis & Major Issue)
4	Resource Protection (EAR Analysis & Major Issue)
5	Financial Feasibility (Major Issue)
6	Housing (EAR Analysis & Major Issue)
7A	Public Involvement/Information (Local Major Issue)
7B	Intergovernmental Coordination (Local Major Issue)
8A	Compatibility with Military Installations (9J-5 Requirement)
8B	Public School Facilities and Concurrency (9J-5 Requirement)
8C	Water Supply Planning (9J-5 Requirement)
8D	Coastal High Hazard Areas (9J-5 Requirement)
8E	Climate Change/Hazard Mitigation (Local Major Issue)

Total Comments Related to Each Comment Category	
Issue#	Totals
1	103
2	18
3	206
4	199
5	21
6	16
7A	77
7B	81
8A	2
8B	2
8C	2
8D	7
8E	22

Issue Ranking		
Rank	Issue #	All Totals
1	3	206
2	4	199
3	1	103
4	7B	81
5	7A	77
6	8E	22
7	5	21
8	2	18
9	6	16
10	8D	7
11	8A	2
12	8B	2
13	8C	2

Monroe County Comprehensive Evaluation and Appraisal Report
Public Comments for Major Issues

Major Issue Category	Planning Area	Comment
1	Lower	Like the communities' generosity – how it tries to help those in need – lots of benefit events
1	Lower	Like Best... That the keys are a relatively small community in which individuals can have an influence
1	Lower	Best about community
1	Lower	Small city/town atmosphere
1	Lower	Small town feel with bigger city amenities
1	Lower	High rate of volunteerism
1	Lower	Freedom of Expression – To be who you are.
1	Lower	Safe Place, Natural Beauty, Great Caring People
1	Lower	<u>Weather</u> , Caring People
1	Lower	Diversity of Community both economic and life style, Cultural Events, Art
1	Lower	Asking for public input
1	Lower	one-human family
1	Lower	Art lifestyle
1	Lower	Historical Character, Diversity of Residents, Ample Cultural & Entertainment Opportunities
1	Lower	No Hi-Rises (Well, except for the few that got built before restrictions)
1	Lower	Atmosphere of a <u>small</u> caring town
1	Lower	1) Each Area is unique 2) Small town
1	Lower	Island people take care of their own
1	Lower	Lack of crowds, sea life quality
1	Lower	Laid back Care Free Attitudes!
1	Lower	*General agreement of “Big Picture” important issues. *Willingness of community members to help one another
1	Lower	Unique Diverse
1	Lower	Wealthy workers live and work together
1	Lower	My home my land.
1	Lower	No High Rises
1	Lower	Encourage comp. plan support county mission
1	Lower	Not enough thought into the “design” of things i.e. all new bldgs seem to be the same “conch” look. OR – are ugly stilt homes.
1	Lower	Consistent standards for road signs and wayfinding including commercial/business signage etc.
1	Lower	Losing “indigenous” character of keys (culturally & environmentally)
1	Lower	Reestablish community character
1	Lower	Less development or no development. Faster progress on needed sewers
1	Lower	Development of target population
1	Lower	Height limits OK now but no higher please
1	Lower	Dump communikeys livable plan Not accurate Not dependable Not representative
1	Lower	City center part of Big Pine master plan is unrealistic & needs expanding to cover entire biz district
1	Lower	Remove livable communikeys master plans from the comp. plan – because amending them is too difficult because they are part of the comp plan
1	Lower	How can you make a decision today that will be good in 7 yrs. Let alone 20 yrs?
1	Middle	Rural Quality
1	Middle	1) People 2) Environment
1	Middle	Tolerance for differences!
1	Middle	Laid back easy going
1	Middle	Weather, People
1	Middle	Feeling of small-town, Weather, Proximity to water, the people - diversity & sense of community, height restrictions
1	Middle	Low stress environment
1	Middle	Small enough to be able to walk many places
1	Middle	The local attitude toward trying to get the changes they want

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1	Middle	The people and their love of their community
1	Middle	Diversity of community character between islands & neighborhoods
1	Middle	Protection of underdeveloped areas
1	Middle	Small town atmosphere
1	Middle	The fact that is a community
1	Middle	Weather, Small town feeling, politically incorrect environment (anything goes attitude), The peaceful nature of the Refuges, People are not in a Rush, People are polite
1	Middle	Lack of concern about the common good.
1	Middle	Like Plan Like emphasis on protecting the unique character of The Keys. If we Loose that it will be as bad as ignoring the environment.
1	Middle	Ideally, it creates a vision that involves a level playing field for all citizens
1	Middle	Balance of development/prop. rights, Vision
1	Upper	Active local, civic minded, associations
1	Upper	Lots of great talented retirees whose experience can be tapped
1	Upper	Pull together in emergencies
1	Upper	Great Commissioner District 5, Lots of Bars, Causal atmosphere only two traffic lights
1	Upper	Many residents & owners that support volunteer homeowners association
1	Upper	The "Live & Let Live" attitude that prevails
1	Upper	The "casualness" of the community
1	Upper	Community character, small town atmosphere, the water, the people
1	Upper	Community spiritedness
1	Upper	Compassion
1	Upper	Generosity
1	Upper	A community that is compassionate, peaceable, & sustainable
1	Upper	Diverseness
1	Upper	More attractive appearance
1	Website Survey	Unincorporated Monroe is primarily rural and our municipalities are small local governments
1	Website Survey	Like small community, small locally owned and supported businesses, no big shopping malls and chain stores local events, community where most seem to be tuned into the eco-sensistevve area in which we live, outdoor activities that are supported by the community
1	Website Survey	Like the tropical lifestyle, access to the water and protection of remaining natural habitat
1	Website Survey	Where appropriate, have island specific plans.
1	Website Survey	Like the quiet friendly neighborhoods with lovely weather most of the time and the constant concern and respect our residents have for the natural beauty
1	Website Survey	Like small town atmosphere
1	Website Survey	Like acceptance of varied lifestyles
1	Website Survey	Like the diversity of the Keys' population
1	Website Survey	Like the residents of the community and proximity to the natural environment.
1	Lower	Want our lowerkeys LCP to be completed and paid attendiotn to; overwhelmingly, people have said low-density residential with conservation areas to the max are what we want to continue to have in the lower keys
1	Lower	Maintain community character - the Livable CommuniKeys program documents is a good source of community input, and the LCP process should continue toin areas where it has not been completed.
1	Middle	I love the Florida Keys and my community
1	Middle	The Keys are a unique and irreplaceable. I value this highly.

Monroe County Comprehensive Evaluation and Appraisal Report
Public Comments for Major Issues

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1	Upper	Don't change height and density limits.
1	Upper	What happened to the input from the Livable CommuniKeys ideas?
1	Lower	Love the diversity - small town atmosphere, non-judgmental attitude. Fabulous weather.
1	Lower	Small town community with small amount of major development
1	Lower	Natural beauty, small town lifestyle, acceptance of others, slow paced lifestyle
1	Lower	Living in an island community, the people/diversity eclectic quality
1	Lower	Country living in lower keys
1	Lower	I like the "small neighborhood" atmosphere
1	Lower	Rural, quiet, clean water for swim-boating, safe
1	Lower	Water Quality, Small community atmosphere, community interaction within sugarloaf, community safety concerning both police and fire departments
1	Lower	Small town feeling. The way the community members respond to the needs of neighbors.
1	Lower	Location. Access to sea water. Lack of large roads. Small population.
1	Lower	Small town atmosphere. Close knit community. Closely watched building codes.
1	Lower	Pleasant place to live. Quiet. Like a small town.
1	Lower	Maintain Family Environment - keep more rural than urban
1	Lower	LDR's in conflict with policy section. Livable community plan not being included in comp plan.
1	Lower	Compatibility criteria established to adequately address competing components of the community
1	Lower	Use our livability study as part of plan
1	Lower	Keep lower keys as it is
1	Lower	Don't overbuild; no condos and many town homes on small lots.
1	Lower	<p>In todays Miami Herald (May 23, 2010) there is an insert, Weekend Getaways, put out by VISITFLORIDA.COM. The article on page 4 titled "Road Trip" lists various destinations around Florida to visit this summer and it includes Key Largo, but Key Largo comes with a warning that "with strip mall after gas station after fast-food joint, Key Largo doesn't look like much from the road." This unfortunate but accurate description is exactly what the Land Use Plan should address. How is it that Key Largo has come to be described in such a manner? The Land Use Plan needs to remedy the means by which the US1 corridor in Key Largo has come to require an apology by VISIT FLORIDA, the official tourism marketing corporation for the State of Florida, before recommending it as a tourist destination. I am no engineer nor a planner but it seems to me set backs, landscaping, some sort of architectural conformity, minimal signage, a few more views of the water from US1, green areas, and even more landscaping would help repair the ticky tacky appearnace of Key Largo.</p> <p>The economy here is based on tourism and a more pleasing and inviting view is definitely needed. I cannot make this point enough when it comes to Key Largo. As soon as people enter Key Largo they should be assured they have arrived to an environmentally special and different locale. The essence of this fragile world is not presented well with strip malls, gas staions, billboards, and fast food joints. Nor should US 1 be the super highway it is becoming but rather the main street of a town with extrodinary waterfront and community.</p>
2	Lower	Encourage economic development that is not dependent on short term (cruise ship/day trip) visitors
2	Lower	Find a way for business community and citizens to create a work/play environment that works for <u>all</u> .
2	Lower	Foster a more cohesive economic climate throughout the keys.
2	Lower	Lack of economic focus
2	Lower	Economic issues are not addressed with reality. Climate change – rapid sea level rise – Train or more public transport. Green & sustainable living
2	Lower	Want <u>Clean</u> Water
2	Lower	Economy, climate, coordination w/ Miami-Dade County, Mainland Monroe
2	Lower	Economics
2	Lower	Prepare for Cuba opening
2	Upper	Limited flexibility in dealing with changing economic conditions

Monroe County Comprehensive Evaluation and Appraisal Report
Public Comments for Major Issues

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2	Upper	Cuba opens up management of ferry services & traffic on US 1
2	Upper	Impacts of tourism pro & con for many issues & policies
2	Upper	Allow mom & pop businesses to compete by not making the process so expensive
2	Upper	More consistency in "The Rules" - encourage Business owners to do business instead of penalizing them by making everything so difficult
2	Website Survey	Importance of economic diversity and the value of small neighborhood oriented businesses
2	Lower	The tourist industry is going to decrease and other sources of income should be investigated and encouraged, e.g., Ocean research - computer systems.
2	Upper	Comp Plan should be flexible enough to deal with changing economic conditions
2	Lower	Inadequate commercial lodging on/for many keys. Cudjoe and Summerland
2	Lower	Helping new landowners or business take over old properties.
3	Lower	Walking and bicycling to everything
3	Lower	Relatively strict rules on development (although they are always under threat)
3	Lower	Overseas Heritage Trail
3	Lower	Walkable Neighborhoods
3	Lower	Roads - Poor condition 4 Lane US 1 would help
3	Lower	Stop building!
3	Lower	Protect working waterfront from extinction
3	Lower	We need a cross island road to make it possible to traverse big pine without having to get on US 1
3	Lower	We need to preserve the fishing industry especially the commercial fisheries. The fisherman and the fish houses have no advocacy that compares to the power of the advocacy that the government has in controlling their literally out of business.
3	Lower	Green emphasis
3	Lower	Needs clean up
3	Lower	Too much traffic in Key West
3	Lower	Improved transportation up the keys. I.E. hop & shuttle & have dinner in Marathon (KW)
3	Lower	Make it better looking - not so trashy - need better looking landscaping
3	Lower	<u>Fewer Cars</u> less people driving into keys, less cars for residents, encourage other modes of transportation → bikes, electric buses, or smaller mass transportation vehicles
3	Lower	No cars in Key West
3	Lower	Reduce Traffic
3	Lower	Improved water access
3	Lower	Bike lanes
3	Lower	More Landscaping along corridors
3	Lower	Reduce traffic congestion on narrow streets
3	Lower	Tourism efforts are getting too predictable & commercial.
3	Lower	The rate of growth ordinance should be maintained or decreased
3	Lower	Spells out what is allowed in terms of development
3	Lower	What do you like about comp plan. Past <u>attempts</u> to protect commercial fishing areas.
3	Lower	Protecting our working waterfront and supporting our fishing industry
3	Lower	Culture of "No" as opposed supporting green communities
3	Lower	Limitation on building - cannot build on vacant land
3	Lower	The plan cannot control population overgrowth in the Keys
3	Lower	Does not cover all means, not complete utilities not airports
3	Lower	Electric utilities are not addressed or limited exposure at best
3	Lower	Did you know that the comp plan has all of old town Key West - Historic dist as <u>NON-conforming</u> . That means you have one foot in the grave before you can even start to improve dev. property. But yet - the property appraiser's office taxes your property at its "Highest & Best use" but the comp plan does not permit you to have the highest & best use.

Monroe County Comprehensive Evaluation and Appraisal Report
Public Comments for Major Issues

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3	Lower	Becoming a greener more self sustaining community
3	Lower	A) Transportation corridor of the future B) <u>Sea Level Rise</u>
3	Lower	Public access to working waterfront for commercial fishermen & boaters
3	Lower	Traffic & congestion in the keys
3	Lower	Heritage trail, No! Restrooms.
3	Lower	Protection of commercial fishing areas
3	Lower	Redevelopments
3	Lower	You can provide better public transportation to supermarkets & malls to reduce automobile pollution
3	Middle	General ease of getting around
3	Middle	Close door on extension of utilities to No Name Key
3	Middle	Zoning for isolating commercial & residential.
3	Middle	* Would like slow-growth,
3	Middle	Redevelopment & emphasis,
3	Middle	Enhanced public transportation
3	Middle	Encourage restoration of scheduled commercial air service to Florida Keys/Marathon airport
3	Middle	Too much counting of developers
3	Middle	Its lack of property owners rights
3	Middle	More public transportation locally
3	Middle	Mass transportation, greater infill to create community centers, solid waste, rainwater harvesting to solve stormwater issues
3	Middle	Sustainability, Community gardening (agriculture), Ability for alternative fuel vehicles along US1 to "refuel", biofuel stations & processing centers, electric vehicle plug in stations, Zero waste community, Better/More efficient public transportation
3	Middle	Change Comp Plan, Better (stronger) language in GOPs, Zone No Name Key as off grid, Better clearer LDRs, Make it harder for pro-development forces to cheat!
3	Middle	Non-profit orgs that save the community should be allocated more square feet to develop facilities on their owned/occupied property. The current allocation is not sufficient.
3	Middle	There needs to be more sustainable building practices written into the planning/developing policies for new dev. and remodeling, etc.
3	Middle	Issues related to hurricane evacuation, The process in which the state/Federal Government meet their commitments as partners funding wastewater.
3	Middle	2nd - Roads for local traffic
3	Middle	Land use adjacent property vs. contiguous property
3	Middle	Property owners rights to much COAD
3	Middle	Promote sustainability with community members & resources. E.g. Net on Bank metering for county buildings.
3	Middle	Work with the community to help educate and implement sustainable practices for the longevity of our islands, economy & our environment.
3	Middle	Property rights
3	Middle	Business & Individual Incentives for more Green Buildings could be added to LDRs.
3	Middle	Make it so a citizen can use adjacent property for something else except to pay the taxes
3	Middle	Better Balance between protection of animals & environment and Private Property Rights.
3	Middle	Include in comp plan recent data on which growth/dev. decisions are made, e.g. 1) The Archaeological and Historical Conservancy, 2) State Registered Historical Sites, 3) Studies by Carr, R (1987, 1988, 1990)
3	Upper	Reduce traffic congestion
3	Upper	Mass transit in the Keys (elevated light rail)
3	Upper	Need shared path facility on bayside in Key Largo
3	Upper	Improved public transportation
3	Upper	More bike & pedestrian paths

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Public Comments for Major Issues

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3	Upper	Less traffic congestion
3	Upper	Improve access for public to waterfronts
3	Upper	Traffic Congestion
3	Upper	Commercial Truck Noise from 2:00 AM on
3	Upper	Lower density
3	Upper	Reliable, Regular public transportation (let's get some of these cars off the road.)
3	Upper	Increase public access to waterfront and green space
3	Upper	ROGO
3	Upper	Too much rezoning
3	Upper	US 1 Zoning designations in Key Largo (IS)
3	Upper	ROGO dependency on hurricane evacuation is precarious - especially as political pressure has often distorted the limits so development can continue - evac past homestead to refuge must be used.
3	Upper	Does not take into account all segment of the population
3	Upper	Comp Plan must clearly and definitively disallow travesties like stock island hotel plan. - No development order should violate comp plan
3	Upper	Poor Planning - Special interests get concessions over best Planner change jobs or leave
3	Upper	Establish R.V. parks in ALL planning areas.
3	Upper	The transportation on the life-line of Monroe County. "Overseas Highway."
3	Upper	How to save waterfront commercial & sports fishing industry
3	Upper	Stop rezoning
3	Upper	Stick to the 50% L.D.R. rule
3	Upper	Control abandoned developments in planning areas. I.e.; One development at a time
3	Upper	Waterfront views for residents
3	Website Survey	Like The Lack of High Rise Hotels and Condos
3	Website Survey	MCCP Update must be reflective of keys citizens opposition to high rise condos and hotels and also should reflect their conviction to retain the Keys 1974 Area of Critical State Concern Designation which protects our county
3	Website Survey	Plan should prohibit all structures in excess of 35 feet
3	Website Survey	Need to lower general congestion
3	Website Survey	No performace based or conditional zoning for the Keys. Favor empirical zoning regulations "yes" means "yes" and "no" means "no"; "The minimum lot size is so many 1000 square feet. Period.
3	Website Survey	Future traffic issues need to be better addressed.
3	Website Survey	Think forward to the day that the Keys will be "built out". (Closer than realize)
3	Website Survey	Responsible redevelopment planning is what I believe to be the future.
3	Website Survey	Concentrate on hurricane planning, evacuation, insurance
3	Website Survey	Private property rights are not addressed in the comp plan
3	Website Survey	Reduce motorized transportation
3	Website Survey	Desire more bicycle/pedestrian oriented transportation opportunities.
3	Website Survey	Working Waterfront components not work well
3	Website Survey	Comp Plan should contain mixed use strategies to cut down on trips on US1

Monroe County Comprehensive Evaluation and Appraisal Report
Public Comments for Major Issues

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3	Website Survey	Comp Plan should address nodal development to reduce sprawl and reduce US1 trips
3	Website Survey	The Comp Plan should regulate outdoor lighting including state and county street lights. All lighting that is not used intermittently should require mechanical control so that it points down, mimimizing light pollution.
3	Website Survey	Retain 35 foot maximum height
3	Website Survey	Propose legislation that immediately addresses: 1)light pollution, 2)max height of 35' above final grade level 3) Establish guidelines that are appropriate for the region (not NFIP) to allow downstairs enclosures with bathroom
3	Website Survey	Like low density population
3	Website Survey	Like water access
3	Website Survey	Would like better water access
3	Website Survey	Reduce condo development
3	Website Survey	Like that the Comp Plan ensures LOS is met prior to development approval
3	Website Survey	The plan to not provide increased access to the water. We have seen shorelines placed off limits, abandonment of small launch sites, marina force out of business and their boat basin filled (contrary to the wishes of the residents as determined by survey)
3	Website Survey	Need to increase access to the water.
3	Website Survey	The plan does not address the issue of compensation for restrictions of use of prpoerty as the property was zoned when purchased.
3	Website Survey	County needs to compensate property owners whom have been deprived of the uses of Zoning of property when purchased.
3	Website Survey	The Plan violates the fifth amendment, the taking of private property for public gain.
3	Website Survey	Don't like the limited access to the environment. The green space in the Upper Keys is seriously lacking. We are in desperate need of PUBLIC parks, trails, boat rampsk, outdoor music venues and safe pedestrian
3	Website Survey	Think about the long term benefits of an elevated (green) train system that would serve those of us that live, work, and maintain business here.
3	Lower	Commercial building should be subsidized to hurricane standardards so they can be used as hurricane shelters. It is becoming more dangerous to evacuate so public buildings and schools must serve as hurricane shelters.
3	Lower	The amount of development and home construction should not be based on hurricane evacuation. The 6 million carrying capacity study should determine develoment and shere it should be.
3	Lower	Hurricane evacuation must be development regulator, not by widening the roads.
3	Lower	Maintain hurricane evacuation clearance time, without using best- case assumptions. This is an important public safety issue.
3	Lower	Encourage "green" (sustainable and resource-conserving) development practices.
3	Lower	Preserve "working waterfront" with an eye toward keeping marine industries (e.g., commercial fishing, boat repair etc) viable, and maintaining public access to waterfront.
3	Lower	Establish realistic "equivalency" policy regarding campgrounds and RV parks which may be converted to permanent housing (i.e., a campground or RV space should NOT equate to a large hotel suite!)

Monroe County Comprehensive Evaluation and Appraisal Report
Public Comments for Major Issues

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3	Middle	We need to keep 90% of the year 2010 Plan and write very clear LDRs and have strong language in the GOPs that help prevent bad planning decisions and back room deals, which circumvent the Plan and make a mockery of the citizens in the Keys, Florida of the USA - all of which pay to save the Keys from overdevelopment.
3	Middle	If the 2010 Comp Plan had been implemented (via LDRs & good Planning decisions), the citizens would have succeeded in protecting the Fabulous Florida Keys.
3	Middle	I feel like I am living in Russia, not the USA because of what the code requires me to do.
3	Middle	I own a lot across the road from my house and I cannot use it for anything except to pay taxes on. Would like to see a law passed that would allow citizens to use their property that is adjacent the same as you could if it were contiguous
3	Middle	Have owned property here for 12 years (lived here for 3) and have watched the slow government encroachment.
3	Middle	Property owner's rights.
3	Middle	Provide protection for bicycle riders on the trail, particularly on the bridges
3	Middle	What does residential conservation mean? There seems to be a lot of this into what has been otherwise deemed "conservation" (in the draft)
3	Middle	Yield not another millimeter of land to developers
3	Middle	Need to have policies to address RE-DEVELOPMENT
3	Middle	Bogie Bridge was omitted from transportation document. Reference: Illeanne Ros-Lehtinen (attached)
3	Upper	There are no or poor shelters at the bus stop. The hardworking individuals who use the bus to get to work need to be protected from the sun, rain, wind, etc.
3	Upper	The cost of local and state government is too high. The government must cut back where possible.
3	Upper	Encourage Redevelopment
3	Upper	Lack of community areas in Key Largo to enjoy the water, ex; parks or simply even a viewing area, fishing area.
3	Upper	Most neighborhoods in Key Largo do not have sidewalks, residents are forced to walk on the roadways which pose a hazard.
3	Upper	Along US-1, the pike path is insufficient and dangerous; many areas are broken, used as parking lots and JGT bus stops.
3	Upper	Key Largo has no community boat ramp except Harry Harris, which is quite far north Key Largo and is only open during working hours.
3	Upper	Address the problem we have with "adult Video" store access from Pennekamp State Park and adjacent to residential areas.
3	Upper	Reopen Carrysfort RV tourist area.
3	Upper	Provide more waterfront access for the public.
3	Upper	Buy Rowell's Marina for picnicking, swimming and boat launching
3	Upper	Don't widen US1
3	Upper	Improve crossing areas for pedestrians, especially around Public and MM100.
3	Upper	Better paths for walking, north and south
3	Upper	Watch zoning/density charges; If builders (developers) etc. get zoning changes they should "pay" mitigation fee that would benefit the public in some way (buy parks)
3	Upper	Planners should stick to the Plans
3	Upper	We need a Pizza Hut in Key Largo/Tavernier
3	Upper	Poorly maintained roads.
3	Upper	The current status of bicycle trails is not conducive to bike riding, at best they are pedestrian paths. Need to be resurfaced.
3	Upper	Make the Keys a destination for "fast" or road bike riding (which is typically a high dollar sport), then the bicycle paths need to be set back from the road, kept free of gravel, landscaped and adequately signed.
3	Upper	The upper Keys has very little public access to the water.

Monroe County Comprehensive Evaluation and Appraisal Report
Public Comments for Major Issues

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3	Upper	Boardwalks connecting waterfront restaurants ocean or bay front parks (that are not fences) would create a more "Livable Upper Keys".
3	Upper	Our community is focused on US-1; Pedestrians and bicyclists should be considered; install landscaping and safe pedestrian crossings.
3	Upper	Create an outdoor active, healthy community that leads the way in sustainability and green living.
3	Upper	Traffic: 1) control "main street" US-1 highway congestion with spaced roundabouts. 2) Control 2:00 a.m. commercial truck noise by stopping all commercial trucks until 7:00 a.m.
3	Upper	Land Use: 1) Start the proper calculations of the "50% Rule" 2) Update NROGO (LDR) to retire existings "banked" square footage (commercial). 3) Alter NROGO to support building of affordable housing. Citizen vote on LDR and Comp Plan Amendments. 4) Citizen vote on LDR and comp plan amendments 5) Establish RV in all planning areas. 6) Control abandoned developments in all planning areas i.e, one (1) development at a time.
3	Upper	Nice to be able to easily reach services, such as post office, grocery, pharmacy, library, drs, etc, within a few miles.
3	Upper	The appearance of US1 in the upper keys particularly. Too much asphalt, businesses are too close to the road. Needs way more landscaping.
3	Upper	Not pedestrian, bicycle user friendly.
3	Upper	Billboards, signs, inconsistent, gaudy, needs more shade for Heritage Trail.
3	Upper	Continue to limit new construction
3	Upper	Noise becoming more and more an issue.
3	Upper	Traffic becoming difficult and dangerous.
3	Upper	Not enough buffer between different land use.
3	Upper	Surprised at how many units are allowed in some districts.
3	Upper	RV district was allowed to redefine itself so that it can now include homes without changing the density. Something wrong with that. RV District could end up with no RVs.
3	Upper	ROGO does not work well - is an extortion plan. If you can afford to donate land or other you get to build. This is very "unfair". Needs to be changed.
3	Upper	Private Single Family Developers: The old fashioned way: When people apply for a permit, put them on a list and it will revolve with time as people at the top get theirs and everybody on the list moves up the list and eventually will get their permit without playing a "losing game". Should not have to compete with developers! Developers: Separate list - different category of course. I have no suggestions for this one because I am not familiar with this kind of dealing with permits.
3	Lower	Improve US1. It's our main street.
3	Lower	Add street lights
3	Lower	Get rid of vacation rentals & downstairs enclosures rentals.
3	Lower	Don't take away roadside parking - every improvement seems to discourage all of us from enjoying nature's beauty - example- Anne's beach - or just snapping a photo of the sunset.
3	Lower	Don't change zoning for development
3	Lower	Tight control of vertical development
3	Lower	Put time limits on home construction. Ex: 2 years. There is a house that has never been lived in or finished on our street - yard a mess, etc. Not fair to neighbors. Bet they are not paying taxes. I think it has been this way for 12-15 years.
3	Lower	Neighbor across canal is a jerk. Loud people, loud dogs at all hours.
3	Lower	How are victims selected for flood insurance inspections? I am slab on grade (no lower enclosure possible).

Monroe County Comprehensive Evaluation and Appraisal Report
Public Comments for Major Issues

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3	Lower	Not to be able to change zoning to increase development
3	Lower	Put limits on population growth due to development
3	Lower	Resurface all of US1. Want no holes, pits, breaks, noise, shoulder drop offs.
3	Lower	Need: Public transportation keys-wide, incentives for green fleets, walkable communities.
3	Lower	Provide a better distribution of fire/rescue stations. Too big of a gab between Cudjoe and Big Pine.
3	Lower	Adopt a cert of occupancy at point of safe and enforce infractions of regs.
3	Lower	Better traffic flow, ie Rt #1
3	Lower	No additional residential units should be built until an adequate permanent supply of water is established
3	Lower	Traffic safety, Intersection @ Sugarloaf Blvd and Lodge
3	Lower	Better and tighter control of community development
3	Lower	Public transportation to reduce traffic & CO2
3	Lower	County should be planning for shelter in place for hurricanes
3	Lower	No one is looking at the big picture to coordinate in sequential order projects accomplishment; e.g. heritage trail goes in before traffic study or sewer etc & will have to be torn in POR
3	Lower	Complete resurface of US1
3	Lower	Grandfathering land use
3	Lower	Quality of life issues for humans, Medical Care, necessary infrastructure for safety, etc.
3	Lower	Changes we can see. Bus sys/mass transit. US1: Better traffic flow, smoother surfacing, consistent pavement and shoulder widths, Greenery vs. Marl & Dist
3	Lower	If my land has proper zoning then within 7 days I want my building permit.
3	Lower	A well functioning mass transportation system with connectivity to mainland
3	Lower	Would like to see more public transportation options and tolls on US1 that would help support all of the above while protecting or Area of Critical State Concern.
3	Lower	Palms and trees and grass and bike paths and benches at bus stops are nice; however, improving US1 - all of it - not just 1/2 mile here and there should be a priority. Roadway conditions are broken, pitted and full of holes.
4	Lower	Environment
4	Lower	Parks with access to ocean; beach
4	Lower	No traffic jams, No rush hour, Water sports and beautiful waters that <u>used</u> to be clean and we used to be able to swim in, Bicycle town
4	Lower	environment
4	Lower	Environment, Natural Areas, Uniqueness of Environment, People
4	Lower	MC Protects Habitat, We love the natural aspects of the keys
4	Lower	Boating, Water, Diving, Water Access, Fishing
4	Lower	The beauty of the water and land - lots of protected refuge lands -
4	Lower	I like best about my community: 1) Unpolluted clean ocean water to swim in - healthy reefs clean beaches
4	Lower	Diversity of natural habitats conserved for present & future generations
4	Lower	<u>Like best</u> Being Close to Nature. Personal Relationships.
4	Lower	Encourage plan to support sustainability of resources including citizens
4	Lower	No more people - limited growth - keep reefs clean and strong - need alternative transportation - become green & sustainable
4	Lower	Acquire a permanent animal shelter facility that's staffed full time on Big Pine Key to support county's responsibilities under habitat conservation plan
4	Lower	Clean up the conservation land It is overgrown a fire hazard and trashy
4	Lower	Cleaner water (oceans), More ecologically minded development (solar, wind, etc.), Less demand on your water supply → limit development causing strain on resources, Fewer flights into airports → more ferries.
4	Lower	Clean the water
4	Lower	Sewage & trmt

Monroe County Comprehensive Evaluation and Appraisal Report
Public Comments for Major Issues

Major Issue Category	Planning Area	Comment
4	Lower	More opportunities for eco understanding
4	Lower	Higher priority for environment
4	Lower	Better control over herbicides/poisons
4	Lower	Treat area as an eco hot spot rather than a party haven
4	Lower	Better use of resources refuse/compost and reduce packaging
4	Lower	Sustainable for environment
4	Lower	More scientific understanding of unique area
4	Lower	To Change: Preserve more natural areas – <u>Declare the Keys</u> a marine sanctuary with no commercial fishing & above all No Offshore Oil Drilling
4	Lower	Preserving as much of the natural beauty as possible for future generations
4	Lower	allows enough time for us to evacuate when the big one comes by limiting development
4	Lower	Framework to maintain consistent, support of people, institutions, flora, & fauna in a long term sustainable manner
4	Lower	Protection of environmentally sensitive habitat starts with the comp plan
4	Lower	It limits development It protects our sensitive ecostructure & endangered & non endangered species
4	Lower	Environmental protections... Don't try to change them "midstream" ... BOCC needs to make decisions consistent w/ comp plan.
4	Lower	Comp plan attempts to protect natural areas (but weak)
4	Lower	EPA verified impaired Water Bodies Why clean up the clean canals and leave dirty ones dirty
4	Lower	Sustainability Consideration
4	Lower	Sewers not being addressed & completed/or started
4	Lower	Projecting too much development in protected areas
4	Lower	Comp Plan is weak on habitat protection
4	Lower	The comp plan has good environmental protections but not fully implemented
4	Lower	Monroe County has unique & incredible natural resources <u>yet poorly staffed</u> – other counties have large professional staffs of biologists to manage their resources.
4	Lower	Requirements for native planting instead of non-native but better looking things like palm trees
4	Lower	Protect the salt ponds
4	Lower	Sustainability, Alternative Energy, Water Conservation
4	Lower	Water & Air quality needs to be addressed
4	Lower	Verified water bodies need to be addressed
4	Lower	Sustainability. Carrying Capacity Study. Should we have exceeded natural limit.
4	Lower	Sewage plans not taking into account sea level rise
4	Lower	Economics Redevelopment
4	Lower	Sewers & sea rise
4	Lower	EPA Verified Impaired Waterbodies
4	Lower	Land use maps must delineate protected areas – not just Everglades National Park. There are 4 National Wildlife Refuges and state-managed Florida Keys Wildlife & Environmental Areas
4	Lower	Habitat Restoration in view of residential loss w/ Sea Level Rise
4	Lower	Live aboard boaters and discharging (dumping) into offshore waters
4	Lower	Change surfaces to <u>permeable</u> surfaces parking lots.
4	Lower	Get the Invasive exotics out!!
4	Lower	Ban plastic bags
4	Lower	Not enough focus on sustainability
4	Lower	Need a better Tier System that protects the environment.
4	Lower	Sustainability element in comp plan
4	Lower	Make it clear that the keys environment is the most important issue
4	Lower	I don't want Tree Huggers to stop 4 lane road to Miami because of Rabbits, deer, alligators, Butterfly, etc.
4	Lower	Read recent reports from the DEP re the environment

Monroe County Comprehensive Evaluation and Appraisal Report
Public Comments for Major Issues

Major Issue Category	Planning Area	Comment
4	Lower	You can force everyone to hook up to the new municipal sewers
4	Lower	Emphasize Sustainability
4	Middle	Beautiful environment in concert with residents, flora, fauna, & tourists, and personal
4	Middle	The environment, Minimal concern about major crime impacts
4	Middle	The water
4	Middle	Green space, People, Water
4	Middle	Seabirds, palms, flowers, spending majority of time outdoors, ocean
4	Middle	Ability to live close to nature
4	Middle	Environmental protections (attitudes toward same)
4	Middle	Way we treat the ecosystem
4	Middle	A county government that puts the welfare of the keys (islands) - Mother Nature - ahead of the desires of human beings.
4	Middle	Need more green areas
4	Middle	Need utilities on No Name Key, Grid-tie will eliminate the pollution from all the generators and lead-acid batteries. Central sewers to clean the EPA verified polluted canals.
4	Middle	Lack of commitment to the environment - too much driving, too many wood fires
4	Middle	Town is not taking a leadership position on pressing environmental issues
4	Middle	Lack of leadership in local government on environmental issues
4	Middle	Mandatory rain water harvesting and recycling, use of clean energy on existing infrastructure, monorail, tourists park & ride w/ alternative vehicles avail for rent, toll to help support environmental projects & preservation
4	Middle	Incentives (like Rogo used to be) for inclusion of energy saving adaptations
4	Middle	protection of endangered species
4	Middle	It well addresses conservation & protection of natural resources (yet, enforcement of some human behaviors is lacking).
4	Middle	HCP for Big Pine & No Name Keys
4	Middle	Guidelines do not mandate energy conservation, water restrictions, etc.
4	Middle	Much greater focus on future sustainability of keys.
4	Middle	Protection of the islands - Mother Nature
4	Middle	Division of Tiers abrupt lines
4	Middle	The eco system the impacts of what we do now that affects the future.
4	Middle	Planning for peak oils
4	Middle	Sustainability
4	Middle	Central Sewers for Everyone, No on-sites in the Keys
4	Middle	Address how to fix existing deficiencies in services
4	Middle	No Name Key & other places that are off grid should be encouraged not discouraged.
4	Middle	Balance of personal property rights with environment, i.e. habitat, flora, & fauna.
4	Middle	Dump BPK/NNK HCP
4	Middle	Incentives - expedited permits reduced taxes for implementing property tax-based funding for renewable energy/rainwater harvesting
4	Middle	Work closer with community and state government to address issues to pressure the eco sys.
4	Upper	The Environment
4	Upper	The natural resources
4	Upper	Our environment
4	Upper	Waterfront community
4	Upper	Dependable garbage pickup
4	Upper	Wide clear rt-of-ways with clean waterways
4	Upper	Climate
4	Upper	The environment
4	Upper	Clear ocean water, great marine life, low density lifestyle
4	Upper	More green spaces
4	Upper	Increase recycling efforts (make it mandatory)

Monroe County Comprehensive Evaluation and Appraisal Report
Public Comments for Major Issues

Major Issue Category	Planning Area	Comment
4	Upper	More parks & areas for people to access water
4	Upper	Better protection of marine species. (stricter enforcement of laws)
4	Upper	Protection for the environment
4	Upper	Addresses conservation issues
4	Upper	Land for more open space.
4	Upper	14 years after citizen groups won carrying capacity lawsuit and cabinet ordered county to implement findings of carrying capacity study. Tier maps have not been adopted.
4	Upper	Environmental protection is too weak and often politically compromised
4	Upper	Future shortage of potable water
4	Upper	Interconnectivity of county wide Everglades, Sanctuary, Florida Bay
4	Upper	Wastewater stormwater reuse
4	Upper	Wastewater
4	Upper	Develop mission for environmental protection and county overdevelopment
4	Website Survey	Protect natural areas
4	Website Survey	Like the Tier system; its easy to understand and working well
4	Website Survey	Availability of adequate potable water should be addressed in the Comp Plan
4	Website Survey	Long term preservation of natural areas. Just because Monroe County buys land, that does not mean it will stay "preserved".
4	Website Survey	Everyone needs to have the sewer - including Islamorada; we are killing the reefs, killing the fish and somehow they must be motivated to take action, talk is cheap
4	Website Survey	Growth in an environmentally sensitive way. If we destroy our environment, we destroy our economy which is tourism.
4	Website Survey	Sewer needs to be addressed in the Comp Plan
4	Website Survey	Like the Tier system
4	Website Survey	Like the water-oriented lifestyle
4	Website Survey	Tier, off shore island references in the Comp Plan do not work
4	Website Survey	Like the incredible environment that we have at our doorstep.
4	Lower	Attend to impervious surfaces; enact code that will help to cut down on runoff to our waste water treatment systems
4	Lower	Preserve our natural habitat. Nearshore waters are already being polluted by over population and lack of sewers
4	Lower	It is not economically feasible for electric or sewer service. No Name Key should remain without these services. It is more important to develop sewer systems and electric sources. Residents can move across the bridge if they want furnished services. No developments in electricity sources and sewer systems are becoming more affordable.
4	Lower	Expedite county sewage systems; important enough to temporarily raise taxes
4	Lower	"Quality of Life" issues should be emphasized and prioritized.
4	Lower	Protecting near shore waters is very important both from waste water emissions and storm runoff. The goal should be county-wide beaches without advisories for 365 consecutive days.
4	Lower	County should support sustainability strategies - alternative energy, water conservation/cisterns, etc is a must.
4	Lower	Habitat, healthy habitat, is primary to our economy and quality of life, protect it, conserve it

Monroe County Comprehensive Evaluation and Appraisal Report
Public Comments for Major Issues

Major Issue Category	Planning Area	Comment
4	Lower	Preserve wildlife habitat, keeping in mind the findings of the Florida Keys Carrying Capacity Study, endangered species protection, and conscientious improvements to the Tier System.
4	Lower	Improve near-shore water quality (wastewater & stormwater)
4	Lower	Improve solid waste practices, emphasizing waste reduction and resource recovery
4	Lower	Take energy issues into account in the Comp Plan.
4	Lower	Mitigation planning for the high energy costs to maintain County's standard of living
4	Lower	No Name Key Property Owners Association supports basic infrastructure improvements including a central sewer connection and electrical power service
4	Lower	Comprehensive Plan should be reviewed as it relates to utilities service, e.g, specifically how it defines development
4	Middle	"Love our current 2010 Plan. Its basic focus: protecting the environment and the unique community character and reducing sprawl) needs to be carried over to the new Plan.
4	Middle	The Key Deer Protection Alliance would be very much against opening up the Master Plans for BPD&No Name Key, the Habitat Conservation Plan and/or Incidental Take Permit.
4	Middle	The Solar Community of No Name Key are opposed to the extension of any utilities to No Name Key.
4	Middle	I would like us to have facilities to convert waste to energy to develop a zero waste community
4	Middle	Regional sewage treatment plants where compost toilets can't get the job done.
4	Middle	No more growth, planned population reduction by attrition; the keys are way over-developed fo such a fragile ecosystem; the welfare of the keys these islands, supercedes the desires of human beings.
4	Middle	Habitat protection should be a priority and strengthened in the new Plan.
4	Middle	The HCP needs to be the guiding document for Big Pine and No Name Keys.
4	Middle	The environmental treasures, particularly the wildlife and plant life, make the Keys the best place that I know of to live.
4	Middle	One of the most valuable aspects of this is that we co-exist happily with the wildlife and plant life and ocean.
4	Middle	I am happy to see the the increase in the number of seabirds this year.
4	Middle	No Name Key omitted in error on wastewater map (see attached FCAA document)
4	Middle	Continue work on the "By laws for a "Monroe County Domestic Animal Protection and Control Advisory Board"
4	Middle	The H-impact should be listed on the Dwelling Unit Allocation Ranking sheets and shown on the building permit itself.
4	Middle	Staff should provide a Staff Report to BOCC for all proposed development projects within the HCP area.
4	Middle	Put a failsafe procedure in place for keeping track of the clearing of native habitat in the HCP Project Area
4	Middle	Do not allow extension of new infrastructure to No Name Key.
4	Middle	Fence Permits have an H-Impact Regardless of Tier Designation
4	Middle	The ITP and HCP Supersedes the Comprehensive Plan
4	Middle	FEMA Technical Assistance Letter do NOT exempt the Development's H-impact.
4	Middle	Redevelopment of the Defunct Marina Resort to a Recreational Park Yields a Positive H-impact.
4	Middle	H-Impact of Redevelopment of Scottys Hardware to a Walgreens with a Drive Through Pharmacy and Perimeter Road and Integrated Bike Path should be carefully analyzed.
4	Middle	The land already being used by the Key deer is to put the land into conservation for perpetuity.
4	Upper	Need to improve recycling in the Keys
4	Upper	The use of Brownfields and Greenfields in Monroe County are non-existent.

Monroe County Comprehensive Evaluation and Appraisal Report
Public Comments for Major Issues

Major Issue Category	Planning Area	Comment
4	Upper	As an area of conservation, Monroe County should be leaders and be progressive in the approach to sustainable living.
4	Upper	With new sewere system, why should cesspit credits be part of ROGO Allocation system
4	Upper	Natural Resources: 1) Preserve more native hammock lots, i.e., no more rezoning! 2)Allow for more public open space.
4	Upper	Like the natural setting filled with manatees, birds, butterflies, native plants, turtles all in our backyard.
4	Upper	Protect natural environment and species
4	Upper	Water quality in inland canals in horrible conditions over past 30 years.
4	Upper	Water Quality: Conflicts and rules over waterway rights a problem. How big can a dock be? How wide and deep must the canal be? How large can one's boat be in the canal?
4	Upper	Tier system is better, but has its draw backs as well. There has to be a better way! What about 1st come, first served?
4	Lower	Environment, marine life, flora, small community
4	Lower	Water quality, active eco fish life, crime free
4	Lower	Nature and privacy
4	Lower	Garbage Pickup reduced to 1 time per week
4	Lower	Shabbiness. Plant more street trees.
4	Lower	Resource conservation. Mandatory recycling. Litter Enforcement.
4	Lower	More attention to environmental protection. Sustainable measures adopted by county and practiced by staff.
4	Lower	Ability to dredge to allow better boat access. Build in land where water is shallow. Do not force homeowner to hook up to utilities.
4	Lower	Mandatory recycling for business.
4	Lower	Lower insurance rates. Ensure wastewater systems are effective and cost efficient.
4	Lower	County control of development that will put undesirable pressure on maintaining fresh drinking water
4	Lower	Why wasn't the wastewater handled for the entire Keys instead of piecemeal? Why not one massive contract?
4	Lower	Requirement for sewer installation. We have proof of water clarity. Show us proof the sewer system will make our water better than it is now which is unaffected by septic sys.
4	Lower	Solid waste section is not followed and should be strengthened with focus on reduce and recover resources
4	Lower	Consideration or credit for environmental-native preservation. Creative use of land use.
4	Lower	The canal next to (US1) needs to be dredge and opened to create water flow for better water quality in Sugarloaf Basin
4	Lower	Reuse of graywater
4	Lower	Reduce garbage pickup to once a week
4	Lower	County should adopt a CLEAN and GREEN FLORIDA KEYS promotional plan that would send a positive message to residents and visitors, but also include warning about littering; info about recycling (with public access to recycling/waste container) and basic resource recovery efforts.
4	Lower	Would like to see plastic bags and water bottles disappear from our retail operations and our roads and waters.
4	Lower	I would like to see the County adopting alternative methods of human waste management. They traditionally are not knowledgeable about human waste, composting. There are now readily available composting toilets
5	Lower	Get rid of comp plan. Less Regulation! If its not <u>economically</u> feasible do not implement it.
5	Lower	Tax equality fee for service areas that require the most service should pay highest taxes (fees)

Major Issue Category	Planning Area	Comment
5	Lower	As a document it makes good reading something for everyone However many of the goals have no practical implementation route due to current law property rights, or way to finance the plans needs to get real & not just be for dreamers
5	Lower	If its not <u>economically</u> feasible – Don't consider it.
5	Lower	For every <u>part</u> you add to the comp plan there should be a <u>dollar cost</u> attached.
5	Lower	When is the Fish & Game going to pay their fair share of property tax. Key Deer & marsh rabbits pollute too!
5	Lower	Aging of residents. Impact of scarce & expensive gasoline on recreational boating. Decrease of tax base when real property is lower value due to sea level rise.
5	Lower	Where is the money for the plan?? Who pays?
5	Lower	I'm not sure if "some co" outside Monroe Co. can make changes! It would effect the almighty \$
5	Lower	Residents need to share in the tax cost for infrastructure improvements, the Tourists/State/Feds cannot fund all of it
5	Lower	Unleash the creative potential of citizens by <u>not</u> limiting the options with financial & policy constraints. Get all the ideas & let the politicians figure out how to make it work
5	Lower	I want my property taxes to be <u>less!</u> & I want a 4 lane road to Miami so I can get there at 75-80 MPH
5	Lower	It's my understanding that the Co & the City of KW have <u>not</u> met their 7 yr obligations on the last comp plan – why are we doing another for 1 million \$ during a recession when property owners in KW have not recovered from Hur. Wilma & value of R.E. is down 30-50%
5	Middle	Inflated cost of living & pricing of goods & services
5	Middle	Stop takings County cannot afford more lawsuits.
5	Upper	Reduced cost of government services
5	Upper	Complexity of plan makes it unwieldy, costly, and burdensome
5	Upper	Land purchase for conservation.
5	Upper	Need a process to deal with unfunded mandates i.e., sewer system deadline
5	Upper	Levels of service: 1)Purchase land for conservation and reduce demands for potable freshwater.
5	Lower	Don't want to pay for unneeded central sewer system. Our canals have tested clean for 10 years. Why are we forced to do this?
5	Lower	Why wasn't stimulus money used for the keys wastewater
6	Lower	Need for assisted care. Senior living facilities.
6	Lower	Protecting workforce and affordable housing from conversion to second home/condo/hotels
6	Lower	Waving the affordable housing flag to allow development we do <u>not want</u> or need
6	Lower	The specific balance of what must be maintained in housing – for working people. Its just not enough to give lip service to "affordable housing" without specific guidelines – both in the plan & LDRs.
6	Lower	Affordable housing, senior housing, assisted living, H.C. housing, lower rental housing, homeless facilities, food banks
6	Lower	Lack of affordable housing
6	Middle	Need more allocations for not-for-profit organizations
6	Middle	Greater focus on needs of low income residents, wages, public trans., housing.
6	Website Survey	Need More Affordable Housing; change how affordability is defined. It is now based on median household income which is not accurate because it includes pensions and investments income. A more accurate measure is median household wage.
6	Website Survey	Increase affordable and workforce housing opportunities.
6	Website Survey	The importance of affordable housing is not reflected in the Comp Plan
6	Website Survey	The Comp Plan policies related to 20% affordable requirement does not work well; developer's scam achieved through the definition of affordable housing

Monroe County Comprehensive Evaluation and Appraisal Report
Public Comments for Major Issues

Major Issue Category	Planning Area	Comment
6	Lower	Develop policies for redeveloping mobile home parks which don't displace residents in need of housing they can afford.
6	Lower	Increase the ratio of affordable to market-rate permit allocations
6	Upper	Affordable housing regulations needs to encourage development of affordable housing and to make housing truly affordable.
6	Lower	Getting rid of affordable housing and planning to build a lot of houses on a small piece of land.
6	Lower	Affordable housing. Public education.
8E	Lower	Something not addressed in current plan is climate change, the most impactful aspect for us being (obviously) sea-level rise.
7A	Lower	Not much! Most property owners on upper Sugarloaf Key don't ever know what a tier system is.
7A	Lower	- Continue to involve people - input - Be Bold - Think creatively
7A	Lower	I want more people to get involved.
7A	Lower	Meet with govt owners of property in County to help them understand their options
7A	Lower	Comp Plan is too confusing
7A	Lower	The (<u>hopefully real</u>) input from concerned citizens and those concerns are actually heard and acted on
7A	Lower	Don't know enough about it to answer - please publicize more
7A	Lower	Not much! Less govt intervention would be better!
7A	Lower	<i>(applies to Questions 3, 4, 5, and 6)</i> I cannot answer this question. I need some summary of info to understand what is in it.
7A	Lower	Need to keep it simple and use common sense
7A	Lower	Tiny fines - No incentive to <u>NOT</u> violate
7A	Lower	Not sure - need more info
7A	Lower	Too complex Not Clearly written
7A	Lower	How many people did Monroe County have before comp plan? How many parcels of taxable real estate? *How many do we have today?
7A	Lower	Notify @ property over by mail with Tax Bill of the new effort to the Land value/use save the last Comp Plan
7A	Lower	Notify each property owner @ yr with their property Tot. Train notice of the <u>ill</u> efforts the comp plan & LDR's have decrease their use of their property
7A	Lower	Understandable w/a definitions section.
7A	Lower	Make sure that "special interests" are not given <u>weight</u>
7A	Lower	"If 'public' input is so imp. to the comp plan - I would <u>hope</u> you could notify @ property owner & their tax bill use part of the 1 million \$ as a ideal. If the <u>census</u> can only get 40-45% with door to door how can you expect to get only 25 people to show up tonite & there was 12 business cards
7A	Lower	1) You can Run for office 2) Support those who are intelligent & share your views
7A	Lower	County have public information offices to assist in communication between residents & gov't
7A	Middle	More communication with Public, Less regulation RE Land Use
7A	Middle	Stop listening to the vocal minority and pay more attention to the majority
7A	Middle	Be responsive to the homeowner association representing each area as they represent the residents
7A	Middle	The revolving-door syndrome (new residents moving in who want to make big changes)
7A	Middle	I'd have to read it first in its entirety, to answer this question
7A	Middle	That is addresses some of the public input
7A	Middle	The extent of public input into the plan
7A	Middle	The effort put into this plan and the public input.
7A	Middle	There needs to be an ongoing educational component (high level of transiency among residents creates need).
7A	Middle	Can see maps well and access to comp maps details

Monroe County Comprehensive Evaluation and Appraisal Report
Public Comments for Major Issues

Major Issue Category	Planning Area	Comment
7A	Middle	It needs to be user friendly; ie experts are needed to understand it. Perhaps hire an educator to teach the masses.
7A	Middle	I'd have to read the plan in its entirety to answer this question
7A	Middle	Not sure - have no read the entire plan
7A	Middle	Create a plan with internet consistency refers to technical reports, and includes consistent definition section. Really, an overall readability and reliability.
7A	Middle	Make the language of the plan more meaningful when decisions are being made, easily interpreted by Planning
7A	Middle	By having more public input
7A	Middle	Greater community involvement. Try to keep out politics.
7A	Middle	By really listening and getting planners who live in the Keys. Compassion for one's own works.
7A	Middle	Listen to/provide opportunities for Homeowner/community groups to share concerns, desires, ideas.
7A	Middle	Highest level of public participation - extended over time - so "one issue" groups don't shout over majority wishes
7A	Middle	The Policy document and LDR's are out of synch., The existing & future Land Use maps need review, groundtruthing, and Confirmation by Owners, Public needs more opportunity to input Re: LDR's.
7A	Middle	Reduce government at all levels.
7A	Middle	Public input - to your question - use a system like "survey monkey" on the web so all residents can give you input. Let the public come up w/ the questions to ask.
7A	Upper	Divisiveness of localism
7A	Upper	Too many decisions are made by too few people. Most citizens don't know about changes until they have already changed... to late to influence the decision.
7A	Upper	Increase avenues of communication
7A	Upper	Public Involvement
7A	Upper	Based upon the turn out to this meeting you are not reaching the general public
7A	Upper	I don't think that the community is involved if this attendance is any showing of interest. "Seeing the same old faces" in the audience is not a positive.
7A	Upper	Allow citizens to vote on L.D.R. & comp. plan amendments.
7A	Upper	Create a plan that works for all people, not just those with the time to attend meetings
7A	Upper	More public forums in which to educate the public
7A	Upper	Better communication of all kinds.
7A	Upper	Allow citizens to vote on L.D.R. & comp plan amendments
7A	Upper	By listening to homeowner groups
7A	Upper	Video real people at local events answering these questions and play them on MCTV or at future events to keep the buzz going
7A	Upper	Keeping community informed about your progress
7A	Website Survey	Develop a strong regulatory scheme and enforce it.
7A	Website Survey	Not for controlling how people live, we need to be more educated in the lack of fresh water; how to clean the water that is being dumped into our canals and ocean and how it affects the animals that live in the water
7A	Website Survey	Like that the Comp Plan is available online and searchable by word
7A	Website Survey	Need to change attitudes about preparing the large political, economic, & Environmental changes that are already underway
7A	Lower	Important that all citizens have a voice, have input in a consistent, safe environment.
7A	Middle	Maybe some will listen to the citizens
7A	Middle	Stop government growth.
7A	Middle	I am strongly in favor of current policies of the Comp Plan being implemented and consistently enforced
7A	Middle	Need to be a strong public input/feedback loop process for the 2030 Plan.

Monroe County Comprehensive Evaluation and Appraisal Report
Public Comments for Major Issues

Major Issue Category	Planning Area	Comment
7A	Middle	Careful attention needs to be paid to the writing of the LDRs, and public scrutiny of the draft LDRs is essential.
7A	Middle	Have a speakers Bureau established, as an educational component of the Plannign process, so knowledgeable spokespersons are available to make presentations at meetings of various citizens groups. This would accomplish a wider reach into the Keys community, as only a small percentage of residents attend scheduled public meetings.
7A	Middle	Place copies of all draft planning documents in each Public Library for access by thos members of the public without computers. Five libraries: Key Largo, Islamorada, Marathon, Big Pine Key West)
7A	Middle	Staff should talk less and listen more, would like to hear from community members in the planning process; you want public input and we are ready to give it!
7A	Lower	More active involvement by the community in final plan
7A	Lower	TO hear the actual changes that the people made the difference in the decision
7A	Lower	There is not prescribed method for the annual updating of the plan & integration of annual budgets into the plan
7A	Lower	Listen to citizens!
7A	Lower	Make us assured that these meetings and our time do make a difference and just don't appease us! "state will decide anyway what happens"
7A	Lower	Listen to constituents
7A	Lower	Convince the county commissioners that their citizens are who they should represent.
7B	Lower	DCA - too far removed from community too political
7B	Lower	Need better coordination and integration between MoCo divisions e.g. Growth Management and Public Works
7B	Lower	Less animosity between upper & lower keys government officials & citizens
7B	Lower	No teamwork between inv. Municipality and County
7B	Lower	Better integration of different county, state & federal projects e.g. FDOT design & construction does not match county plans for roadway improvements
7B	Lower	The EPA over rides the comp plan!
7B	Lower	The corps of Engineers override the comp plan
7B	Lower	DCA oversight of changes to protect us from ourselves and those with the most influence
7B	Lower	Comp. plan section & subsequent LDR9.5-258 are local county rules subjected to and conflicted with several state laws.
7B	Lower	Policy 102.8.5 is in conflict with state law & needs to be removed
7B	Lower	Code Enforcement:
7B	Lower	Too many violations
7B	Lower	Little enforcement
7B	Lower	*The plan does not consistently support state & Federal law. *Some of the objectives & policies conflict with state & Federal laws
7B	Lower	The property appraiser is not on the same page as comp plan!
7B	Lower	If the State D.C.A., critical concern areas (we are one of 3)
7B	Lower	Make sure the Comp Plan accurately reflects the law and the Fed. Acts it references & represents at a local level
7B	Lower	Make clear in your presentations what is statutorily "doable" and provide alternatives so that participants do not lose faith
7B	Lower	Do away with D.C.A.
7B	Lower	What is the "4 Year Process" overview? (not the Comp Plan but the "Plan to plan")Get rid of "area of critical concern for Monroe Co unless we Monroe Co. gets all its property tax return 3x
7B	Lower	Take the DCA out of our planning
7B	Lower	Work with Key West Government and the DCA
7B	Lower	Invite designers to educate public on design alternatives for stilt homes, etc.
7B	Lower	Share county & city resources (personnel, bldgs, research, grant writing, etc.)

Monroe County Comprehensive Evaluation and Appraisal Report
Public Comments for Major Issues

Major Issue Category	Planning Area	Comment
7B	Middle	Easy access to working of local governments.
7B	Middle	Consistent enforcement of existing laws
7B	Middle	Better coordination w/ state & federal govt. on fishing restrictions
7B	Middle	The was things are handled with the code dept. Building Permits
7B	Middle	Plan is in conflict with FKRA.
7B	Middle	Plan has conflict issues with several state laws.
7B	Middle	The changes I want to see can only be made by the County Commission in league with DCA and the State of Florida
7B	Middle	FKAA and Elec Companies are autonomous. County cannot dictate to and should not try to. Remove all policies and rules which involve FKAA or Elec Companies as these rules step on State Legislative Authority.
7B	Middle	Follow federal and state mandates so plan is consistent with law which also reduces lawsuits
7B	Middle	Incorporate US Fish & Wildlife/Lower FL Keys Refuges: Comprehensive Conservation Plan
7B	Middle	Consistency of plan with Clean Water Act and Clean Air Act.
7B	Upper	Recent positive activity by code enforcement
7B	Upper	Greater say-so with D.O.T. projects
7B	Upper	Improve efficiency of government
7B	Upper	Government Interference The county makes it very difficult to run a business & keep things in Good Repair - you need permits for permits
7B	Upper	Streamline regulations
7B	Upper	Attempt to coordinate issues & policies & show their relationship to living & working in the County
7B	Upper	Implementation & enforcement
7B	Upper	Arbitrary deadlines which don't change when federal or state does not fund its committed portions IE sewer system. Funding commitments that weren't funded.
7B	Upper	How to deal comp plan requirements that become contradictory with other agencies ie lower enclosures and FEMA
7B	Upper	How to deal with changes in state or federal policy that affect our comp plan
7B	Upper	Federal rulings/standards impact on us
7B	Website Survey	Like the Area of Critical State Concern Designation
7B	Website Survey	Better enforcement of the Monroe County Code throughout the Keys.
7B	Website Survey	Need better coordination among the various Monroe County departments.
7B	Website Survey	Need more aggressive intergovernmental cooperation between county, cities in County, School District, Aqueduct Authority, electric providers, etc.
7B	Website Survey	Code Enforcement Board should rely on specifically detailed Florida legislation rather than the "kangaroo court" with the County employee Special Master
7B	Website Survey	Want to change the failure of government to enforce the prior land development regulations and the current land development regulations.
7B	Lower	Code enforcement needs more to work with; clearing, dumping & illegal construction are big problems with little in the way of effective enforcement of existing rules and fines are too low(those who break the law know they can get after-the-fact permits and pay a fine which is "just the cost of doing buisness", as I have hears a popular developer say at a party.
7B	Lower	Comp Plan should not include policies regarding FKAA rules and monitoring FKAA policies.
7B	Middle	Retain area of critical concern designation forever.
7B	Upper	Rename the Building and Planning Departments to "Planning and Building"
7B	Upper	Don't buy mosquito building (new) in Key West.
7B	Upper	Keep Islamorada out of our waste water project.

Monroe County Comprehensive Evaluation and Appraisal Report
Public Comments for Major Issues

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7B	Upper	The law enforcement in the Keys appear to be focused on traffic - "speed traps". Some of the staff could be focused on other areas of the law for enforcement
7B	Upper	Allow outside organization to use the Nelson Government Center, civic, cultural, etc. That would attract the public to the facility to better use it and develop a greater feeling of community to the area.
7B	Upper	Somebody needs to lobby Tallahassee about this state required exercise and how the DOT can play a more positive role with its impact on our community. Many feel they listen to us with closed ears and smiling faces.
7B	Lower	Key West does what it wants. Rest of lower Keys does what Key West wants us to do.
7B	Lower	Accountability by staff & elected officials. More traffic enforcement on US1 (speeding, passing, DUI, etc.)
7B	Lower	Less "Big Brother" government. If our water quality is above safety standards why are we required to put in a costly sewer system
7B	Lower	County permitting for EVERYTHING is intentionally made so difficult & so expensive, we're discouraged from attempting improvement.
7B	Lower	More emphasis on sustainability. Accountability of county staff. Consistent enforcement of existing laws.
7B	Lower	Why should flood insurance inspection victims pay for that inspection when our taxes pay for the county code enforcement department?
7B	Lower	Permit and application fees way too expensive
7B	Lower	Need fewer sheriffs patrol & less sirens
7B	Lower	Provide a county commission that can provide action and support for its citizens.
7B	Lower	Micro managing of permit requirement for every little thing. Requirement for sewer installation.
7B	Lower	Non-enforcement of short-term rentals and downstairs rental units is a problem
7B	Lower	Comp Plan should include entire county (including Key West, etc.) They influence all areas.
7B	Lower	Regulations are not and have not been enforced. Stop making regs that are not enforced.
7B	Lower	Permitting process
7B	Lower	Don't like the micro-managing that comes about with the excessive need for permits.
7B	Lower	Too much government control.
7B	Lower	Like to change the ability of the state to mandate the county to do things it doesn't have the money to do.
7B	Lower	The planning process is fundamentally flawed:
7B	Lower	Enforcement of littering laws
7B	Lower	Contact D.O.T., tell them US1 needs complete resurface. Needed for "evacuation".
7B	Lower	Our government is driving citizens away.
8A	Lower	Pass comprehensive zoning for Boca Chica Key; this would allow federal aid to compensate present residents and prevent future development in a high danger and noise area. This air station is essential to national defense.
8A	Lower	Work in concert with the Navy on AICUZ issues, while insisting that the Navy adhere to appropriate federal requirements for environmental assessments and environmental impact statements when introducing new aircraft.
8B	Lower	Stronger community college with virtual classes
8B	Lower	The school systems should be improved to cope with a realistic economic world.
8C	Middle	More concern about future water supply
8C	Lower	What can we do to assure water availability in the future?
8D	Lower	Ground level home improvements are limited by % or capacity. Why are stilt structures allowed to have down-stairs enclosures when level homes are limited to go/build up? Fire protection fund repair to existing building regardless of ownership and look at the service provided.

Major Issue Category	Planning Area	Comment
8D	Lower	<u>To Change</u> Put a moratorium on all new residential & commercial construction in the Florida Keys – Do not allow rebuilding in <u>areas</u> where building should not have been done in the first place (example: Golf course on Stock Island – If a house is destroyed by fire or flood It should not be rebuilt
8D	Lower	*Inconsistent use of CBRA overlay * Use of CBRA outside dept. of interior intent
8D	Lower	The comp plan technical document Table 3.21 needs to be referenced & attached to any/all comp policies &/or Goal Sections relate to CBRS areas
8D	Middle	CBRS policies conflict with state laws and do not accurately reflect the ACT itself
8D	Middle	Attach 3.21 to any CBRS Policy
8D	Lower	Review the CBRS limitations within the Plan
8E	Lower	Better disaster recovery planning
8E	Lower	Climate change & sea level rise Need to address ways to adapt and mitigate to changes
8E	Lower	Rising sea level impact on bridges and hurricane evacuation
8E	Lower	Need to address climate change mitigation & adaptation
8E	Lower	Sea Level Rise not Addressed
8E	Lower	How can we make changes you want to see. Expand Comp Plan to address need for climate change effects in energy conservation & start adaptation process.
8E	Lower	Consult the sciences, reduce development to deal w/ climate change & hurricane evac
8E	Middle	Much more attention paid to future environmental conditions e.g. sea level rise
8E	Middle	Sustainability, Sea level rise, rainwater harvesting, solar & renewable energy
8E	Middle	Sustainability in face of inevitable sea level rise.
8E	Middle	Make the plan catch up w/ where we are on Green issues, climate change.
8E	Upper	There is no provision to deal with sea level rise.
8E	Website Survey	Climate change and sea level rise are not addressed in the Comp Plan
8E	Website Survey	Need to deal with the provisions for the downstairs enclosure; County should seek relief through Congress, NFIP was established to ensure that everyone could buy affordable flood insurance. NFIP should NOT have authority to refuse all in a county because...
8E	Website Survey	Downstair enclosures should be allowed, at additional tax rate and insurance rate. The are needed by those who live here year round and are often absolutely necessary to the elderly and infirm to permit continued habitation in the Keys
8E	Website Survey	The Comp Plan does not address sea level rise in the Keys and its impact on our transportation corridor during adverse conditions.
8E	Lower	Attention should be paid to sea level rise/climate change; shrinking land should mean elevated caps on development not raising land elevations artificially.
8E	Lower	Plan for anticipated sea-level rise
8E	Middle	Its urgent that any comp plan take into consideration sea level rise, peak oil and climate change.
8E	Lower	Promotion of renewable energy (feed in tariffs, financing). Address issues of climate change, sea level rise. County-wide composting
8E	Lower	Comp Plan should address sea level rise & plan accordingly
8E	Lower	County should encourage residential parking to be elevated for hurricanes
8E	Lower	Address sea level rise- Ecological issues - Recycling, Water quality
	Lower	Opportunity
	Lower	Make human beings the priority for planning
	Lower	Developers must not be given extra favors & consideration
	Lower	Political abuse of plan
	Lower	For the most part, as few <u>changes</u> as possible.
	Lower	Discrimination Plan not applied equally. County not responsive to Communities Majority. Misuse/Abuse of Comp Plan.
	Lower	Improve responsiveness to major problems

Major Issue Category	Planning Area	Comment
	Lower	Conclusion: There's not <u>much</u> to like about comp plan based on the lack of yellow stickies!
	Lower	The theory
	Lower	The DCA overrides the comp plan
	Lower	We like that it sets goals & objectives that are well thought out in the long-term, and help prevent short-term knee-jerk actions
	Lower	Too political too much environmental concern to the detriment of human needs. Human community & safety must be 1 st priority before animals & plants
	Lower	To focused on the environment at the expense of property rights people - family recreation etc.
	Lower	Inconsistency of definitions
	Lower	Lack of consistent definitions throughout county documents
	Lower	Reliance on out-of date data
	Lower	Did you know that it costs \$2000-\$5000 to <u>apply</u> for a Building permit in Monroe Co?
	Lower	*Add a definition section *Ensure all objections & policies are consistent
	Lower	Throw out the orig. Comp. plan (just like health care reform) & Start all over!
	Lower	Make it fair, balanced, equitable for all equal for all
	Lower	Better continuity
	Lower	Make changing comp plan easier should be able to make as many changes as needed - not just 2 times when needed per year
	Middle	We are paying your \$1,000,000 to tell us what we already know.
	Middle	The attitude of those in charge of the change. Show they care by doing something
	Middle	At least we are trying to make changes that are necessary
	Middle	That it is a big picture view of Monroe County
	Middle	Like Plan Based on Science & Fact ? opinion
	Middle	Too often LDRs do not reflect Comp Plan, Too easy to change for special interest
	Middle	LDRs do not necessarily reflect the intent of the Comp Plan policies
	Middle	No definition section
	Middle	LDR's
	Middle	Evaluation of consistent implementation of policies ("rubber hitting the road")
	Middle	No need to reinvent the wheel - acknowledge the expertise - each in their area - of each member of the community -
	Middle	Stop running people out of the county, Animals don't pay the bills
	Middle	Make some changes that will show there is a concern. Do not just talk.
	Middle	The Plan should not be transmitted to DCA until the LDR's have been adopted
	Middle	Simplify the plan - and remove areas which contradict other areas.
	Upper	The possibilities!
	Upper	Provide clear goals & objectives supported by LDR's that have minimum room for interpretation
	Upper	Improved access to medical treatment
	Upper	Petty politics
	Upper	Burn the bridge got-miners
	Upper	That the 2010 Plan did serve it's purpose
	Upper	Was not able to download it from website
	Upper	Set guidelines, just change things that don't work
	Upper	of little practical use to average citizen
	Upper	Currently allows gray area manipulation of LDR's.
	Upper	Does not provide for any compliance down through LDR's
	Upper	Recognition that we have evolved to the point where we don't need Draconian regulations
	Upper	Start over completely!
	Upper	Simplify it
	Website Survey	How can we be more self-sufficient from the mainland?

Monroe County Comprehensive Evaluation and Appraisal Report
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	Website Survey	Get rid of the land thieves
	Website Survey	Don't like anything about the Comp Plan
	Website Survey	All parts of the Comp Plan do not work well
	Website Survey	Comp Plan contains inconsistent policies.
	Website Survey	Keep the Plan basic; leave details to the LDRs
	Website Survey	Like that the Comp Plan appears to be well-intentioned.
	Website Survey	Liked the land development regulations prior to September 1986
	Website Survey	The Comprehensive Plan is not comprehensive.
	Lower	The current comp plan does not agree completely with LDRs; should be reconciled
	Lower	Hope the update of the Comp Plan improves and enhances, and the "old" plan is not trashed.
	Lower	Add definitions to the Comp Plan
	Middle	Like the opportunity to change things for the better.
	Middle	What parts of the Plan do work well?
	Middle	Use a little common sense
	Middle	Current plan is quite ambiguous and open to interpretation; attempt to simplify and provide more specific information reduce the role of various interpretations
	Upper	LDRs need to be simplified. Use (re-do open space requirements).
	Upper	Improve access to medical care
	Upper	Many critical health care services are not provided, such as chemotherapy.
	Upper	Comp Plan is not specific enough. Too many people manage to circumvent development restrictions.
	Lower	Don't like the "bubba system" atmosphere
	Lower	Discourage homeless, by choice, persons from coming to the Keys. Those that are homeless due to mental probs. need help, but those who are bums need to be discouraged.
	Lower	Don't like the negative treatment of the homeless.
	Lower	Controlling pro development attempts to circumvent LDRs. Resolving conflicts with plan & LDRs.
	Lower	Change Nothing
	Lower	The county leadership is on the sidelines, only remotely involved, and not committed.
	Lower	Keep Builders out of government
	Lower	I hope it will work as it is supposed to