

**ORDINANCE NO 10-11**

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING THE COMPREHENSIVE PLAN BY MODIFYING PROVISIONS TO THE FUTURE LAND USE ELEMENT; HOUSING ELEMENT; PUBLIC FACILITIES ELEMENT; COASTAL MANAGEMENT ELEMENT; CONSERVATION ELEMENT; RECREATION AND OPEN SPACE ELEMENT; CAPITAL IMPROVEMENTS ELEMENT AND THE MONITORING AND REVIEW CRITERIA ELEMENT; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMUNITY AFFAIRS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMUNITY AFFAIRS**

**WHEREAS**, pursuant to Chapter 163, Part II, Florida Statutes, Islamorada, Village of Islands, Florida (the “Village”) proposes to amend (the “Amendment”) the Village Comprehensive Plan (the “Comprehensive Plan”) as provided for in Exhibit “A”; and

**WHEREAS**, the Village’s Comprehensive Plan became effective December 6, 2001; and

**WHEREAS**, Section 163.3191, Florida Statutes, directs local governments to periodically assess the status of the adopted comprehensive plan in adequately addressing changing conditions and state policies and rules; and

**WHEREAS**, the Village’s Comprehensive Plan contains numerous policies in need of updating with regard to time thresholds, studies that have been completed and action items that have been implemented; and

**WHEREAS**, this Ordinance is consistent with the Comprehensive Plan as a whole and the Principles for Guiding Development; and

**WHEREAS**, this Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Local Government Comprehensive Planning and Land Development Regulation Act.

**NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA AS FOLLOWS:**

**Section 1.**     **Recitals.** The above recitals are true and correct and incorporated herein by this reference.

**Section 2.**     **Adoption of the Amendment.** The proposed Amendment to the Comprehensive Plan, attached as Exhibit “A” is hereby approved.

**Section 3.**     **Transmittal.** Pursuant to Sections 163.3184 and 163.3187(6)(a), Florida Statutes, the Village Clerk is authorized to forward a copy of this Ordinance to the State Department of Community Affairs (“DCA”).

**Section 4.**     **Severability.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**Section 4.**     **Effective Date.** This Ordinance shall become effective immediately upon adoption. However, the Amendment shall not take effect until the date a final order is issued by the Department of Community Affairs to be in compliance in accordance with Chapter 163.3184, Florida Statutes. The Department of Community Affairs (“DCA”) notice of intent to find the Amendment in compliance shall be deemed to be the final order if no timely petition challenging the Amendment is filed.

The foregoing Ordinance was offered by Vice Mayor Achenberg, who moved its adoption on first reading. This motion was seconded by Councilman Purdo, and upon being put to a vote, the vote was as follows:

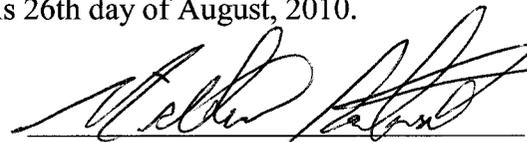
Mayor Michael Reckwerdt            YES  
Vice Mayor Don Achenberg        YES  
Councilman Bob Johnson           YES  
Councilman Ken Philipson         YES  
Councilman Dave Purdo            YES

**PASSED** on first reading this 6th day of May, 2010.

The foregoing Ordinance was offered by Vice Mayor Achenberg, who moved for its adoption. This motion was seconded by Councilman Philipson, and upon being put to a vote, the vote was as follows:

Mayor Michael Reckwerdt            YES  
Vice Mayor Don Achenberg        YES  
Councilman Bob Johnson           YES  
Councilman Ken Philipson         YES  
Councilman Dave Purdo            YES

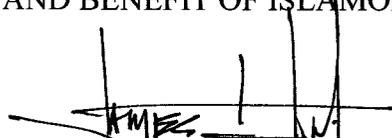
**PASSED AND ADOPTED** on second reading this 26th day of August, 2010.

  
MICHAEL RECKWERDT, MAYOR

ATTEST:

  
VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY FOR THE USE  
AND BENEFIT OF ISLAMORADA, VILLAGE OF ISLANDS ONLY:

  
VILLAGE ATTORNEY

**PROPOSED COMPREHENSIVE PLAN AMENDMENTS 10-01**

**CHAPTER 1: FUTURE LAND USE ELEMENT**

(References Chapter 163.3177 and 9J-5.006, F.A.C.)

\*\*\*

**Policy 1-1.2.1: Reinforce and Enhance the Village's Community Appearance.**

~~Within five years of the effective date of the Comprehensive Plan, Islamorada, Village of Islands shall identify the major attributes which define the character of the Village. Within six years of the effective date of the Comprehensive Plan, these attributes shall be preserved and enhanced through the adoption of~~ shall maintain design review standards in Land Development Regulations, which shall be applied through site plan review procedures, and may include but not be limited to: sign control; ~~specimen tree protection; urban reforestation;~~ architectural design review criteria and other ~~urban~~ design ordinances to enhance general community appearance as well as to preserve and enhance open space and natural landscapes.

**Data and Analysis:**

Islamorada has recently adopted design review standards following a lengthy process of public meetings, workshops and community input. Adopted Ordinance 10-01 provides for the integration of common design themes which complement those existing in the Village by promoting a more human-scale and pedestrian-friendly environment and fostering the preservation of the local community character. Specimen tree protection was deleted from this policy due to existing policies in the Conservation Element that provide regulatory protection. Urban reforestation was deleted due to existing policies that require transplantation or mitigation for certain types of land clearing associated with development. The Village does not exhibit characteristics of an urban area, thus the term was deleted.

\*\*\*

~~**Policy 1-4.7.2:**~~ **Policy 6-1.13.5: Coordinate Energy Management.**

Islamorada, Village of Islands shall participate in regional, State or local initiatives to directed at coordinating energy management within the public and private sectors. These tasks may include joint formulation of energy related decisions with concerned Federal, State, regional and County agencies as well as with concerned private entities. Such activities shall be directed toward maximizing awareness of energy-related issues, alternative techniques for resolving energy related problems, and issues and use of solar energy systems. The activities shall identify future areas where joint efforts may enhance mutual goals and objectives.

**Data and Analysis:** This Policy is being relocated to the more appropriate Conservation Element.

\*\*\*

~~**Policy 1-4.7.3:**~~ **Policy 2-1.5.5: Promote Energy Efficiency in Plans Through Pedestrian and Bicycle Paths.**

In accordance with policies within the Recreation and Open Space and Transportation Elements of this Plan, Islamorada, Village of Islands shall use a systematic approach to promote development of a linked pedestrian and bicycle pathway network by the public and private sectors to improve energy-efficient transportation links between major activity areas such as residential neighborhoods, employment centers, shopping areas, parks and schools.

**Data and Analysis:** This Policy is being relocated to the more appropriate Transportation Element.

\*\*\*

**Policy 1-4.7.4- Policy 6-1.13.5: Conserve Energy in Buildings and Construction.**

Islamorada, Village of Islands shall enforce energy-efficient building codes and promote efficient energy conservation in building, heating and cooling systems. The Village shall promote attendance at regional training workshops in energy efficiency in construction and continue to foster cooperative relationships between building trades, architects, engineers and building officials. The Village shall also consider the use of alternative sources for building, heating and cooling systems, including but not limited to solar power.

**Data and Analysis:** This Policy is being relocated to the more appropriate Conservation Element.

**Policy 1-4.7.5: Policy 3-1.7.6: Provide Energy-Efficient Housing.**

Islamorada, Village of Islands shall require all building permits to meet the requirements of the Florida Building Code regarding energy-saving features. The Village shall continue to award positive BPAS points for solar energy features, cisterns, water-conserving plumbing fixtures, storm windows, air conditioning units with an energy rating of 12 or better, and heat recovery units which provide supplemental heating of domestic hot water.

**Data and Analysis:** This Policy is being relocated to the more appropriate Housing Element.

\*\*\*

**Policy 1-2.1.12: Ensure Energy-Efficient Land Use Patterns**

Islamorada, Village of Islands, shall continue to promote energy-efficient land use patterns by awarding BPAS points for proposed development in areas serviced by infrastructure, ~~in close proximity~~ proximate to commercial retail centers; by promoting mixed use development centers and by providing bonus points for proposed non-residential development in the established Village Activity Center (VAC) zoning district.

**Data and Analysis:** The term “close” is deleted to prevent redundancy.

\*\*\*

**Policy 1-2.1.14: Criteria for Future Land Use Map (FLUM) Amendments.** Islamorada, Village of Islands, shall maintain specific criteria for amending the Future Land Use Map that are consistent with the general procedures delineated in Chapter 163.3177, 163.3184 and 163.3189, Florida Statutes and the principles for guiding development in areas of critical state concern. The Village Council shall make its determination on proposed FLUM amendments on legitimate public purpose based on one or more of the following factors:

1. Demand for the proposed FLUM category in the village in relation to the amount of land currently assigned the FLUM designation and available to accommodate that demand;
2. Compatibility of the site's physical, geological, hydrological and other environmental features, with the uses permitted in the proposed FLUM category;
3. Data errors, including errors in mapping, vegetative types and natural features described in the comprehensive plan;
4. New issues;
5. Recognition of a need for additional detail or comprehensiveness.

However, in no event shall an amendment be approved which would result in an adverse community change.

**Data and Analysis:** This policy is being incorporated into the Comprehensive Plan to provide definitive criteria for the assessment of proposed FLUM amendments that are consistent with the above-noted Florida State Statutes.

\*\*\*

**Policy 1-3.1.2: Provide for Workforce Housing.**

~~The Village shall prepare a report defining a program to provide workforce housing. This program will quantify all of the existing alternative affordable housing stock (unpermitted and/or illegal), determine the impacts on the adopted level of service (LOS) standards as a result of these units, and analyze the potential of allowing for the replacement of these units outside of the Building Permit Allocation System, and consistent with the Comprehensive Plan and Land Development Regulations. This program will also determine the feasibility of mandatory employer requirements for worker housing and explore the feasibility of public/private partnership in the provision of workforce housing. Land Development Regulations shall be maintained that provide for mandatory employer requirements for workforce housing.~~

**Data and Analysis:** This policy is being deleted due to the existence of Policy 3-1.1.7: Provide for Workforce Housing. The Nexus Workforce Housing Study was completed in 2004, prepared by Freilich, Leitner and Carlisle in association with the Shimberg Center and adopted via Resolution 04-10-56. The Workforce Housing Study provided the data upon which the Inclusionary Housing Ordinance (07-23) is based that requires the provision of housing or a fee in-lieu-of for all new non-residential development. It did not prove feasible to quantify all "existing alternative affordable housing" however, existing regulations pertaining to lawful non-conforming structures allow for the replacement of such units outside the BPAS system. Ordinance 07-23 (Inclusionary Housing) is in effect and provides for mandatory employer requirements for workforce housing.

**Policy 1-3.1.3 2: Maintain Programs for Conservation of Lands within Islamorada.**

\*\*\*

**Policy 1-3.1.4 3: Institute a Program for Transfer of Development Rights.**

\*\*\*

**Policy 1-3.1.5 4: Recognize Vested Rights.**

\*\*\*

**Policy 1-3.1.6 5: Consider Administrative Relief or Acquisition.**

\*\*\*

**Policy 1-3.1.7 6: Carrying Capacity.**

\*\*\*

**Policy 1-4.2.1: Implement Comprehensive Plan through Land Development Regulations.**

Land Development Regulations shall contain at a minimum, the following:

1. Procedures for site plan review including criteria for considering minor and major conditional uses;
2. Administrative procedures by which to manage key programs to implement the goals, objectives and policies of this Comprehensive Plan;
3. Details regarding the application and award process for the Non-Residential Building Permit Allocation System;

4. A program including criteria and procedures for the consideration of all residential and non-residential Transferable Development Rights, plus development of mechanisms for tracking and coordinating recordation of TDRs with relevant agencies;
5. Criteria and procedures for considering beneficial uses and vested rights;
6. Zoning District Maps, as well as permitted uses, bulk regulations and site plan requirements for each Zoning District;
7. Regulations for the outdoor storage and use of property;
8. Landscape standards;
9. Off-street parking, loading and driveway standards;
10. Signage regulations;
11. Special use regulations including adult uses, home occupations, wireless communications facilities, excursion boats, vacation rentals, group homes, liveaboard vessels, outdoor uses, seaplanes and helistop landing areas;
12. Environmental regulations including docks and shoreline uses, turtle nesting protection, creation of a habitat ~~evaluation index~~ analysis, stormwater management, wastewater, floodplain management, and historical and archaeological sites; and
13. Procedures for the consideration of proposed changes to the Future Land Use Map or text of the Comprehensive Plan.

**Data and Analysis:** The Village currently uses a “habitat analysis” developed from Monroe County’s “Habitat Evaluation Index” to evaluate the type and quality of vegetative communities including tropical hardwood hammock areas.

\*\*\*

**Policy 1-4.3.2: Manage Nearshore Waters.** Islamorada, Village of Islands shall manage nearshore waters through the enforcement of speed limits, no wake zones, and no motor zones, as well as prohibit boat launching from various rights-of-way that are not designated as public boat ramps and restricting random water access points. ~~Within three years of securing jurisdiction over nearshore waters, Islamorada, Village of Islands shall prepare and adopt~~ maintain regulatory techniques that address management and enforcement of land uses and activities in the nearshore waters, so as to be consistent with the Comprehensive Plan and further the protection of the resource.

**Data and Analysis:** The Village has jurisdiction of nearshore waters extending 1,200 feet from the mean high water line. The Village works in coordination with the Monroe County Sheriff’s Department and Marine Patrol to enforce all regulations pertaining to in-water activities and land uses adjacent to nearshore waters that impact upland and marine resources.

\*\*\*

### CHAPTER 3: HOUSING ELEMENT

(References 9J-5.010, F.A.C.)

\*\*\*

**Policy 3-1.7.4: Identify and Preserve Historically Significant Housing.** Land Development Regulations shall identify and preserve historically significant resources. ~~Until~~ The Village ~~adopts~~ shall maintain historic preservation regulations that require any development or redevelopment of the identified historic resources ~~shall~~ to be governed consistent with Chapter 74-100 Laws of Florida, as applicable.

**Data and Analysis:** Historic preservation regulations were enacted via Ordinance 02-14, as amended by Ordinance 07-21.

\*\*\*

## CHAPTER 4: PUBLIC FACILITIES ELEMENT

(Reference §9J-5.011(2), F.A.C.)

\*\*\*

**Policy 4-2.2.1: Site Sewage Disposal Facilities to Minimize Potential Environmental Impacts.** ~~Within one year of the effective date of the Comprehensive Plan, the Islamorada, Village of Islands, shall adopt Land Development Regulations, which ensure~~ require that sewage disposal facilities shall be designed and located in a manner that in the event of a power failure, untreated effluent will not be discharged into any surface body of water, groundwater or any wetland.

**Data and Analysis:** Design standards for sewage disposal facilities prevent the discharge of untreated effluent in the case of power failure.

\*\*\*

**OBJECTIVE 4-2.3: CORRECT EXISTING DEFICIENCIES.** Islamorada, Village of Islands, in conjunction with ~~HRS, the Florida Department of Environmental Protection and/or the Monroe County Health Department~~ shall correct existing facility deficiencies by requiring the elimination of cesspits, improvement of failing septic tanks and package treatment plants, and the regulation of liveboards.

**Data and Analysis:** This policy is being amended to indicate the appropriate two agencies responsible for wastewater issues including the elimination of cesspits and the monitoring of septic tanks and package plants.

**Policy 4-2.3.1: Eliminate Cesspits.** The Wastewater Master Plan shall provide a cesspit identification and replacement process to be coordinated with ~~Housing and Rehabilitative Services (HRS), the Florida Department of Environmental Protection and/or the Monroe County Health Department~~ which shall continue through all phases of wastewater infrastructure improvements. ~~If cold spots are found during the development of a Master Plan, the Village shall propose a schedule to eliminate all cesspits within cold spots by July 12, 2003.~~ All cesspits within the Village shall be replaced by 2010~~5~~.

**Data and Analysis:** This policy is amended to indicate the appropriate two agencies responsible for the elimination of cesspits. Full implementation of the Village's Wastewater Master Plan will result in the elimination of all cesspits by 2015.

\*\*\*

**Policy 4-2.3.4: Enact an On Site Treatment and Disposal System (OSTDS) Program.** ~~Within one year of the adoption of the Wastewater Master Plan, Islamorada, Village of Islands shall coordinate with HRS the Florida Department of Environmental Protection and/or the Monroe County Health Department to develop and enact an in the~~ OSTDS inspection program. Included in the program shall be a mandatory pump out and reporting requirements.

**Data and Analysis:** This policy is amended to indicate the appropriate agencies with auspices over On-Site Treatment Systems. The program is on-going.

\*\*\*

**Policy 4-3.1.2: Implement Financial and Regulatory Mechanisms for Stormwater Improvements.** Islamorada, Village of Islands shall continue to fund drainage basin improvements through the Village's stormwater utility, and monitor the performance of the system. The Village shall amend the capital improvement schedule to incorporate programs and funding allocations, as necessary, to implement stormwater improvement projects. ~~Within two~~

~~years of the effective date of the Comprehensive Plan,~~ The Village shall ~~recommend~~ maintain a regulatory framework for alleviating and/or preventing increased stormwater and surface water management problems and issues generated by development and/or redevelopment activity.

**Data and Analysis:** The Village has existing regulations that served to prevent stormwater management problems associated with new development or substantial redevelopment. These regulations were adopted via Ordinance 05-15.

\*\*\*

## CHAPTER 5: COASTAL MANAGEMENT ELEMENT

(Reference §9J-5.012(3), F.A.C.)

\*\*\*

**Policy 5-1.2.7: Prohibit Mooring Over Seagrass and Hard-bottom Communities.** Islamorada, Village of Islands shall prohibit the location of mooring sites over submerged land which is ~~vegetated with seagrasses or~~ characterized by a hard-bottom community, regardless of water depth, unless it meets criteria for exemption by DEP. This prohibition shall also apply to mooring fields.

**Data and Analysis:** See below.

**Policy 5-1.2.8: Protect Seagrass Beds.** Docking facilities and piers ~~shall not terminate~~ on over submerged lands, ~~which is vegetated with sea grasses, regardless of water depth shall require minus five (-5) feet mean low water (MLW) depth at the terminal end~~ Except as may be permitted by the DEP and ACOE unless it meets criteria for exemption by DEP. ~~†This prohibition~~ minus five (-5) feet mean low water (MLW) depth requirement shall also apply to mooring fields. Design criteria to permit sunlight to reach the bottom shall be adopted maintained in the land development regulations.

**Data and Analysis:** See below.

\*\*\*

**Data and Analysis:** A review of the Village Comprehensive Plan's policies pertaining to the location of docking facilities has revealed a need to revise the current language to be more consistent with the ACOE, DEP and the FKNMS. On January 12, 2010 a "sea grass symposium" was conducted with representatives of ACOE, DEP and FKNMS to reach consensus on appropriate language that would ensure the preservation and enhancement of seagrass while providing property owners with shoreline frontage the full extent of expected riparian rights.

Seagrasses are considered to be one of the most productive and important habitats in shallow marine environments. Seagrass leaves are a primary source of food in coastal ecosystems either through direct grazing, detrital pathways or export to adjacent communities (Zieman and Zieman 1989). Seagrasses are an important factor in nutrient cycling, through the production of detritus and the transport of nutrients from the sediments to the water column (Kenworthy et al. 1982). The most common seagrasses found in the nearshore waters of Islamorada are shoal weed (*Halodule wrightii*) and turtle grass (*Thalassia testudinum*).

Seagrasses, in addition to their importance to the biological community also affect the physical properties of their environment. Seagrasses may function as a current baffle increasing sedimentation rates and inhibiting resuspension of organic and inorganic deposits (Kenworthy et al. 1982). Roots and rhizomes of seagrasses form a dense mat that binds sediments and reduces erosion (Zieman and Zieman 1989).

Given the importance of seagrasses as a natural resource the Village desires to continue to prevent adverse impacts to seagrasses and all benthic resources. The amount of available light is one of the most important factors affecting survival, growth and depth distribution of seagrasses (Bulthuis 1983). The primary mechanism of dock impacts to seagrass resources appears to be reduction in ambient lighting or shading produced by the dock structure itself (Fresh et al. 1995).

Heretofore Village Comprehensive Plan Policies 5-1.2.7 and 5-1.2.8 have prohibited the location of mooring sites and the terminal platforms of docks over seagrasses under the assumption that the mere location of these structures over seagrasses caused adverse impacts. Although some reduction in seagrass density and/or biomass may be an unavoidable consequence of the placement of any dock or pier, complete loss of seagrass cover may be avoided in many cases through careful design and placement of the structures (Shafer and Robinson 2001). This will reduce patchiness and fragmentation, and contribute to maintaining the physical integrity of the seagrass beds.

To reduce the loss of seagrasses due to dock construction and shading by residential docks and piers in Florida, dock construction guidelines for areas containing seagrass beds were developed by an interagency team composed of representatives from the U.S. Army Corps of Engineers (ACOE), National Marine Fisheries Service (NMFS), U.S. Fish and Wildlife Service, and other state and local agencies. These specifications are found in a set of guidelines, known as *Dock Construction Guidelines for Florida Docks or other Minor Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat* [ACOE and NMFS, 2001 (Appendix A)]. These Guidelines contain criteria for dock design (including height, width, and total size of the terminal platform, orientation, the spacing between deck boards and pilings) to minimize shading of seagrasses and to minimize impacts to mangroves and marsh habitat.

Additionally, paragraph 62-312.420(c) F.A.C. states that applicants shall affirmatively demonstrate to the DEP that adequate depths exist for ingress and egress of boats to the mooring site, and in no case shall the depth of the access area be less than the minimum depths necessary to avoid damage to a seagrass bed community or other biological communities listed in paragraph 62-312.410(1)(a), F.A.C. Chapter 40E-4.051 F.A.C. Exemptions From Permitting states specific exemptions for Docking Facilities and Boat Ramps as does Ch. 403.813 F.S. The Village is proposing the inclusion of the depth requirements of 62-312.420 F.A.C., however it is important to also realize the exemptions/exceptions included in the Florida Statutes and Florida Administrative Code.

The best available data indicates that docking facilities incorporating the Guidelines noted above should not be prohibited based on location alone. While every effort should be made to avoid the placement of dock facilities over seagrasses or other benthic resources, in situations where this is unachievable the application of design criteria can mitigate adverse impacts to seagrasses.

The consensus reached at the January 12, 2010 meeting was incorporated into the amended policy language for existing Policies 5-1.2.7 and 5-1.2.8. While local governments have the home rule ability to impose standards and requirements more stringent than those imposed by Federal or state agencies; there is also an obligation to justify the need for more stringent requirements and demonstrate the effectiveness of those requirements. The current prohibitions

to locating docks and their terminal platforms over seagrasses does not appear to be in sync with the best available data that indicates that design guidelines are effective in mitigating adverse impacts to seagrasses if there is no alternative location. The amended policy language reflects the fact that best available data indicates that design guidelines mitigate or obviate adverse impacts to seagrasses and hard-bottom communities for structures located over these types of marine resources.

\*\*\*

**Policy 5-1.5.1: Maximize Protection of Sea Turtles.** Land Development Regulations shall maximize protection of sea turtles and such regulations shall apply to existing and new development and shall generally accomplish the following:

1. Prohibit activities disruptive to ~~marine~~ sea turtles;
2. Establish standards for preventing interior or exterior lighting from illuminating nesting areas during the nesting season;
3. Establish standards for mechanical beach cleaning; and
4. Protect ~~marine~~ sea turtles from predation.

Any such development activity must include measures to restore the beach and vegetation pursuant to a plan approved by Federal and State agencies having appropriate jurisdiction. Existing vegetation shall not be removed unless the applicant agrees to a mitigation plan to ensure that re-vegetation occurs.

Appropriate Federal and State agencies having jurisdiction shall approve mitigation plans and establish the appropriate re-vegetation ratio in cooperation with the Planning and Development Services Department.

**Data and Analysis:** This Policy is amended to replace the term “marine” with “sea” for consistency.

**Policy 5-1.5.2: Protect Sea Turtles From Land Development Activities.** Islamorada, Village of Islands shall protect ~~marine~~ sea turtles from land development activities. Land Development Regulations shall be maintained to accomplish the following:

1. Restrict existing and prohibit new beachfront outdoor lighting in the vicinity of nesting areas;
2. Prohibit structures within fifty (50) feet of the crest of the landward toe of the beach or berm for any beach which is known to serve as an active nesting area, where a beach or berm cannot be determined a one hundred (100) foot setback from the mean high water line shall be required; and
3. Establish general standards for coastal construction in the vicinity of active nesting areas; and
4. Require removal of invasive exotic vegetation from development sites with beach or berm as a condition of development approval for adjacent uplands.
5. Beaches known to serve as nesting areas for ~~marine~~ sea turtles are those areas documented as such on the Village’s threatened and endangered species maps and any areas for which nesting or nesting attempts (‘crawls’) have been otherwise documented. Within mapped nesting areas, the Director of Planning and Development Services may, in cooperation with the Florida Department of Environmental Protection, determine that specific segments of shoreline have been previously, lawfully altered to such a degree that suitable nesting habitat

for ~~marine~~ sea turtles is no longer present. In such cases, the Director may recommend reasonable measures to restore the nesting habitat. If such measures are not feasible, the Director will waive the setback requirements of this paragraph. Restoration of suitable nesting habitat will be required for unlawfully altered beaches.

**Data and Analysis:** This Policy is amended to replace the term “marine” with “sea” for consistency.

\*\*\*

**Policy 5-1.5.4: Attend Sea Turtle Training.** Staff of the Planning and Development Services shall attend routine DEP training sessions in ~~marine~~ sea turtle handling. This training shall qualify staff to handle marine turtles and their eggs, as appropriate, when they are observed during beach site inspections.

**Data and Analysis:** This Policy is amended to replace the term “marine” with “sea” for consistency.

**Policy 5-1.5.5: Identify Sea Turtle Nesting Areas.** Islamorada, Village of Islands shall identify beach-nesting habitat of ~~marine~~ sea turtles as priority acquisition sites for conservation purposes. Particular emphasis shall be placed upon acquisition of undisturbed beaches, which are located within platted subdivisions with infrastructure.

**Data and Analysis:** This Policy is amended to replace the term “marine” with “sea” for consistency.

\*\*\*

**Policy 5-1.6.2: Manage Coastal Hazards and Coordinate Updates of the Hazard Mitigation Plan.** Islamorada, Village of Islands shall continue to participate in the Monroe County Technical Coordinating Committee to prepare the hazard mitigation component of the ~~Local Peacetime Emergency Plan~~ Local Mitigation Strategy Plan. The Village shall enforce more restrictive land use controls within the coastal high hazard area than in areas outside of the coastal high hazard area, including but not limited to:

1. Mandating that all development and redevelopment within the coastal high hazard area comply with the following regulatory techniques for hazard mitigation:
  - a. State and local regulations to establish shoreline setbacks, as well as applicable State and local construction codes regulating construction activity in coastal areas;
  - b. Surface water management improvements, which mitigate loss of floodplain and comply with adopted surface water management level of service standards for drainage;
  - c. Publicly funded infrastructure shall not be built within the coastal high hazard area unless the facility is for the protection of public health, safety and welfare; and
  - d. Land use controls shall ensure that wetlands are preserved and protected from the adverse impacts of development.
2. A multi-agency site plan review process shall be initiated to ensure that all proposed development or redevelopment having potential adverse impacts on water quality, wetlands, shoreline stabilization, natural habitats, fish or wildlife, hurricane evacuation or other coastal resources shall be coordinated with County, State, Federal or regional agencies having jurisdiction. A primary function of this review process shall be to effectively reconcile hazard mitigation issues prior to issuance of any development orders.

**Data and Analysis:** The “Local Peacetime Emergency Plan” has been replaced by the Local Mitigation Strategy Plan.

**Policy 5-1.6.3: ~~Implement~~ Maintain a Local Hazard Mitigation Strategy and Post Disaster Redevelopment Program.** ~~Within one year of the effective date of the Comprehensive Plan,~~ Islamorada, Village of Islands shall ~~adopt and implement and maintain~~ a Local Mitigation Strategy for hazard mitigation and ~~within four years shall adopt~~ a Post Disaster Redevelopment Plan to increase public safety and reduce damages and public expenditures.

**Data and Analysis:** The Local Mitigation Strategy Plan is in place and undergoing its five-year update in coordination with the Local Mitigation Strategy Workgroup. The Post Disaster Redevelopment Plan is a component of the Comprehensive Emergency Management Plan administered by the Village Fire Chief.

\*\*\*

**Policy 5-1.6.6: Restore or Enhance Disturbed or Degraded Natural Resources.** ~~Within one year of the effective date of the Comprehensive Plan,~~ Islamorada, Village of Islands shall ~~develop~~ maintain a plan framework to restore or enhance publicly owned disturbed or degraded natural resources, including beaches and dunes, estuaries, wetlands and drainage systems, and shall ~~develop programs~~ maintain regulations to mitigate future disruptions or degradations.

**Data and Analysis:** The Village currently partners with the DEP and ACOE to restore and enhance publicly-owned natural resources in need of such remedial activity. Existing stormwater management, shoreline setback, and wastewater treatment regulations serve to mitigate future disruptions and degradations.

\*\*\*

**Policy 5-1.10.2: Coordinate With Monroe County in Emergency Preparedness.** In order to provide for safe and efficient evacuation of the residents of Islamorada in the event of a hurricane, Islamorada, Village of Islands shall coordinate with Monroe County in annually updating the ~~County Peacetime Emergency Plan~~ Local Mitigation Strategy Plan and in updating hurricane evacuation shelter assignments as well as other policy formulation surrounding land use and emergency preparedness. This update shall enable Monroe County and the incorporated municipalities to plan for future population densities, which will neither adversely impact the efficiency of the evacuation plan nor increase evacuation times.

**Data and Analysis:** The “Local Peacetime Emergency Plan” has been replaced by the Local Mitigation Strategy Plan. The Village participates in the County-wide Local Mitigation Strategy Work Group that is responsible for monitoring and updating the “Plan” as well as all aspects of emergency preparedness.

\*\*\*

**OBJECTIVE 5-1.11: FACILITATE POST-DISASTER REDEVELOPMENT.** ~~Within two years of the effective date of the Comprehensive Plan,~~ Islamorada, Village of Islands shall ~~update the Post Disaster Redevelopment Plan~~ The Local Mitigation Strategy Plan shall be updated every five years in coordination with the Monroe County Local Mitigation Work Group to reduce or eliminate exposure of human life and public and private property to natural hazards. In addition, the Village shall develop local plan components including development of policies for managing recovery operations through the Recovery Task Force.

**Data and Analysis:** The Local Mitigation Strategy Plan has been replaced by the Local Peacetime Emergency Plan. The LMS Plan is mandated by FEMA to be updated every five years.

\*\*\*

## CHAPTER 6: CONSERVATION ELEMENT

(References Chapter 163.3177 and 9J-5.013, F.A.C.)

\*\*\*

**Policy 6-1.4.11: Identify Native Upland Habitats Used by the Schaus' Swallowtail Butterfly.** ~~Within two years of the effective date of the Comprehensive Plan,~~ Islamorada, Village of Islands, in cooperation with the FWS and FWCC, shall identify the native upland habitats used by the Schaus' swallowtail butterfly, which are not protected in publicly owned conservation lands.

**Data and Analysis:** The existing Threatened and Endangered Species Maps indicate all known habitats used by the Schaus' swallowtail butterfly within the Village including areas that are not publicly owned lands.

\*\*\*

**Policy 6-1.4.17: Development Within Tropical Hardwood Hammock.** Islamorada, Village of Islands shall ~~adopt~~ maintain Land Development Regulations implementing the Building Permit Allocation System (BPAS) described in Policy 1-3.1.1, ~~4.~~ The Village shall provide disincentives in the BPAS to developments proposed within hardwood hammocks which may adversely impact plant and animal species designated as endangered, threatened or of special concern by a State or Federal agency. These regulations shall also apply to the Village list of regionally important plant species.

**Data and Analysis:** Disincentives are provided through the BPAS scoring system to direct growth away from tropical hardwood hammocks and habitat recognized as suitable for listed threatened and endangered plant and animal species.

\*\*\*

**Policy 6-1.8.4: ~~Develop~~ a Program for the Removal of Invasive Exotic Vegetation from Village Owned Lands.** A program shall be ~~developed~~ maintained and updated every other year for removing invasive exotic vegetation from Village owned lands, including plans for re-vegetation.

**Data and Analysis:** The existing program for removing invasive exotic vegetation is administered by the Public Works Department in coordination with the Monroe County Invasive Exotic Task Force.

\*\*\*

## CHAPTER 7: RECREATION AND OPEN SPACE ELEMENT

(Reference Ch. 163.3177(6)(e), F.S.)

\*\*\*

**Policy 7-1.1.3: Program Park Improvements.** Park improvement plans resulting from the ~~triennial~~ analysis in Policy 7-1.1.2 shall be programmed in the Village's Capital Improvement Program.

**Data and Analysis:** Policy 7-1.1.2: Monitor and Update Recreation Demand and Supply, **states that** "Islamorada, Village of Islands shall prepare a report updating the recreation land and facility demand and supply analysis contained in the Recreation and Open Space Data Inventory and Analysis of this Plan. If the analysis identifies any deficiencies, the Village shall identify and enact a method for meeting the deficiency." This policy was recently updated to remove the reference to a "triennial analysis" because the Village assesses this on an annual basis in coordination with the Monroe County Public Facilities Capacity Assessment report that is prepared annually. Any identified improvements are programmed into the CIP as needed.

~~**Policy 7-1.1.4: Develop a Recreation and Open Space Master Plan.** Within four years of the effective date of the Comprehensive Plan, the Village shall develop a Recreation and Open Space Master Plan to guide future locations of active and passive recreational facilities to serve Village residents. This Master Plan shall fully examine the distribution of existing public recreation and open space lands and facilities, and detail a program for meeting identified future level of service deficiencies as well as providing increased recreation and open space areas to improve the Village's quality of life. Opportunities to be examined may include: increasing public accessibility to waterfront areas, preserving green and open spaces in neighborhoods for passive enjoyment, and providing areas for children to play close to their homes, local linkages to the Village bicycle/pedestrian pathway network and community gardens. The Recreation and Open Space Master Plan shall include criteria for prioritizing land acquisition and providing recreation facilities, and an implementation action plan.~~

**Data and Analysis:** This Policy is being deleted as currently there is no justification for developing a Recreation and Open Space Master Plan. The Village has adopted an overall LOS, pursuant to Policy 9-1.2.3, for Recreation and Open Space of 3.79 acres per 1,000 persons (functional population). In 2008, the Village had an estimated functional population of 10,882. The recreation and open space adopted level of service therefore requires 41.69 acres. The existing acreage of lands designated Recreation and/or Open Space is 70.3 acres, which greatly exceeds the adopted LOS standard and provides for 6.39 acres per 1,000 persons. Given the extreme pressure on local governments to maintain fiscal responsibility and the anticipated continuation of diminished ad valorem tax revenue, any expenditure for a project such as this is not justifiable. Additionally, the population estimates for the near future indicate that the Village is not expected to exhibit significant increases in the permanent or functional population that would utilize recreation and open space land uses.

**Policy 7-1.1.54: Role of Village Committees.**

\*\*\*

**Policy 7-1.1.65: Require Mandatory Land Dedication or Fees in Lieu Thereof.**

\*\*\*

**Policy 7-1.1.76: Designate or Acquire Natural Reservations.**

\*\*\*

**Policy 7-1.1.87: Maintain Existing Recreation Land and Facilities.**

\*\*\*

**Policy 7-1.1.98: Incorporate Creative Design Concepts and Conserve Environmentally Sensitive Open Space.**

\*\*\*

**Policy 7-1.1.109: Ensure Recreation and Open Space Facilities are ADA Accessible.**

\*\*\*

**Policy 7-1.1.1110: Promote Environmental Concerns Through Recreational Programs.**

\*\*\*

**Policy 7-1.3.2: Adopt Standards for Review and Maintenance.** When public recreation and open space system improvements are proposed, Islamorada, Village of Islands shall carry out a site plan review process to ensure that site improvements adequately address access, drainage, vehicular parking, pedestrian circulation and perpetual maintenance. Land Development Regulations shall be adopted within one year of the effective date of the Comprehensive Plan, which include specific criteria for design of these improvements.

**Data and Analysis:** This site plan review process is in effect via Ordinance 01-16 that delineates the development review process including site plan review.

\*\*\*

**OBJECTIVE 7-1.4: ENSURE PUBLIC AND PRIVATE COORDINATION TO PLAN AND IMPLEMENT RECREATION IMPROVEMENTS.** During the ~~triennial~~ review of recreation site and facility needs, Islamorada, Village of Islands shall coordinate planning for recreation improvements with each level of government, including the Monroe County School Board, major civic groups and the private sector in order to promote recreational opportunities, including environmental education activities, in a cost effective manner.

**Data and Analysis:** As explained above there is no “triennial” review; capacity is assessed annually.

\*\*\*

~~**Policy 7-1.4.3: Require Private Recreation and Open Space Systems.** Passive recreation open space required as a condition of development approval shall be provided and maintained in perpetuity by the applicant or successors in title. Land Development Regulations shall be adopted which include criteria that require provision of passive recreational open space as a condition of development approval. The applicant shall provide written assurances acceptable to the Village’s legal counsel, which ensures the perpetual use and maintenance of the recreational open space.~~

**Data and Analysis:** This policy is being deleted due to the fact that the Village has implemented Parks and Recreation impact fees. To require “passive recreational” areas on private property has no legal basis and as such the Village desires to remove this policy from the Comprehensive Plan. Additionally, as noted above in this document the Village has an excess of active and passive recreational areas that exceed the required LOS. Furthermore, any development that occurs in tropical hardwood hammock is required to provide a grant of conservation easement for the undeveloped habitat associated with any such parcels.

\*\*\*

**Policy 7-1.4.4-3: Coordinate with the Private Sector.**

\*\*\*

**Policy 7-1.4.54: Seek Grants and Alternative Sources to Finance Recreation and Open Space Acquisition, Planning, Design and Development.**

\*\*\*

**Policy 7-1.4.6 5: Inform Citizens of Existing Recreation Opportunities and Issues.**

\*\*\*

**Policy 7-1.4.7 6: Implement Cooperative Programs.**

\*\*\*

**Policy 7-1.4.8 7: Review Plans and Policies.**

\*\*\*

**Policy 7-1.4.9 8: Ensure Responsible Fiscal Management.**

\*\*\*

**Policy 7-1.4.109: Program Future Recreation Facilities in the Capital Improvement Program.**

\*\*\*

## CHAPTER 9: CAPITAL IMPROVEMENTS ELEMENT

(Reference 9J-5.016(3) F.A.C.)

\*\*\*

**Policy 9-1.3.1: Update and Adopt a Five Year Schedule of Capital Improvements Annually.** Table 9-1: Capital Improvement Program establishes the estimated projected cost and anticipated potential revenue sources for each of the capital improvement needs identified within the respective Comprehensive Plan elements. These capital improvements are prioritized and scheduled in order to ensure that the goals, objectives and policies established in this Comprehensive Plan shall be met according to the appropriate timeframes.

**TABLE 9-1: CAPITAL IMPROVEMENT PROGRAM**

	Prior FY	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	TOTAL
<b>Infrastructure Improvements</b>							
<b>Funding Sources</b>							
Infrastructure Tax (Disc. Sales Surtax)	-	\$637,134	-	-	-	-	\$637,134
Loan Proceeds, Revenue Note Series 2004A	\$1,300,536	\$810,819	-	-	-	-	\$2,111,355
Loan Proceeds, Revenue Bond Series 2007	-	\$1,700,000	-	-	-	-	\$1,700,000
Fire/EMS Impact Fees	\$159,000	\$70,000	-	-	-	-	\$229,000
Police Impact Fees	-	\$14,775	-	-	-	-	\$14,775
Insurance Reimbursements	-	\$884,699	-	-	-	-	\$884,699
State and Federal Grants:	-	-	-	-	-	-	-
FEMA (Hurricane Wilma P/W)	-	\$2,400,000	-	-	-	-	\$2,400,000
<b>Total Funding Sources</b>	<b>\$1,459,536</b>	<b>\$6,417,427</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$7,876,963</b>
<b>Expenditures</b>							









Wastewater Treatment Facility Design & Construction	-	-	-	-	-	-	\$36,100,000	-	\$36,100,000
<b>Total Expenditures</b>	<b>-\$160,000</b>	<b>-\$6,730,000</b>	<b>-\$</b>	<b>-\$</b>	<b>-\$</b>	<b>-\$</b>	<b>\$42,990,000</b>	<b>-\$</b>	<b>\$36,100,000</b>
<b>GRAND TOTALS</b>									
<b>Funding sources</b>									
Infrastructure Tax (Disc-Sales Surtax)	\$466,697	\$1,000,895	-	-	-	-	\$1,467,592	-	-
Loan Proceeds, Revenue Note Series 2004A	\$1,860,536	\$810,819	-	-	-	-	\$2,671,355	-	-
Loan Proceeds, Revenue Bond Series 2007	-	\$1,700,000	-	-	-	-	\$1,700,000	-	-
Loan Proceeds, SRF Loan - WW8020	-	\$190,000	-	-	-	-	\$190,000	-	-
Insurance Reimbursements	-	\$884,699	-	-	-	-	\$884,699	-	-
Impact Fees	\$686,524	\$548,182	-	-	-	-	\$1,234,706	-	-
State and Federal Grants	\$160,000	\$6,608,750	-	-	-	-	\$6,768,750	-	-
Fuel Taxes	\$110,321	\$578,647	\$120,000	\$120,000	\$120,000	\$120,000	\$1,168,968	\$120,000	\$120,000
Interlocal Agreements	-	\$509,255	-	-	-	-	\$509,255	-	-
Non-Ad-Valorem Assessments									



	Prior FY	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14	TOTAL
<b>Infrastructure Improvements</b>							
<u>Funding Sources</u>							
Infrastructure Tax (Disc. Sales Surtax)	695,301	-	-	-	-	-	695,301
Loan Proceeds, Revenue Note Series 2004A	681,355	-	-	-	-	-	681,355
Loan Proceeds, Revenue Bond Series 2007	2,300,000	-	-	-	-	-	2,300,000
Fire/EMS Impact Fees	70,000	-	-	-	-	-	70,000
Police Impact Fees	14,775	-	-	-	-	-	14,775
Insurance Proceeds							
State and Federal Grants:							
FEMA (Hurr. Wilma PW )	665,214	2,072,636	-	-	-	-	2,737,850
	<b>\$ 4,426,645</b>	<b>\$ 2,072,636</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,499,281</b>
<u>Total Funding Sources</u>							
<b>Expenditures</b>							
<u>Administrative &amp; Public Safety HQ (Note 11)</u>							
	4,426,645	2,072,636	-	-	-	-	6,499,281
	<b>\$ 4,426,645</b>	<b>\$ 2,072,636</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,499,281</b>
<u>Total Expenditures</u>							
<b>Parks &amp; Recreation</b>							
<u>Funding Sources</u>							
Infrastructure Tax (Disc. Sales Surtax)	-	56,250	-	-	-	-	56,250
Key Tree Cactus Preserve Endowment	-	26,600	62,000	4,200	4,200	4,200	101,200
State and Federal Grants:							
FRDAP - Plantation Tropical Preserve	22,000	34,250	-	-	-	-	56,250
FRDAP - Green Turtle Hammock	25,000	87,500	-	-	-	-	112,500
	<b>\$ 47,000</b>	<b>\$ 204,600</b>	<b>\$ 62,000</b>	<b>\$ 4,200</b>	<b>\$ 4,200</b>	<b>\$ 4,200</b>	<b>\$ 326,200</b>
<u>Total Funding Sources</u>							
<b>Expenditures</b>							
Plantation Tropical Preserve	22,000	78,000	-	-	-	-	100,000
Green Turtle Property Improvements	25,000	100,000	-	-	-	-	125,000
Key Tree Cactus Preserve: Management & Development	-	26,600	62,000	4,200	4,200	4,200	101,200
	<b>\$ 47,000</b>	<b>\$ 204,600</b>	<b>\$ 62,000</b>	<b>\$ 4,200</b>	<b>\$ 4,200</b>	<b>\$ 4,200</b>	<b>\$ 326,200</b>
<u>Total Expenditures</u>							

	Prior FY	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14	TOTAL
<b>Transportation</b>							
<u>Funding Sources</u>							
Fuel Taxes (Local Option, County Share Const Fuel Tax)	annual	491,812	300,000	300,000	300,000	300,000	1,691,812
FDOT LAP Agreement: Royal Poinciana		104,000	-	-	-	-	104,000
FDOT LAP Agreement: East Ridge Road		111,000	-	-	-	-	111,000
<u>Total Funding Sources</u>	\$	\$ 706,812	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,906,812
<u>Expenditures</u>							
Neighborhood Resurfacing/Roadway Improvements:							
Royal Poinciana Roadway & Bike Path		211,000	-	-	-	-	211,000
Overseas Highway Intersection Improv - East Ridge Rd		111,000	-	-	-	-	111,000
Neighborhood Resurfacing		384,812	-	-	-	-	384,812
Roadway Resurfacing (in conjunction with Wastewater Utility Capital Improvements)	annual	-	300,000	300,000	300,000	300,000	1,200,000
<u>Total Expenditures</u>	\$	\$ 706,812	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,906,812
<b>Stormwater Projects</b>							
<u>Funding Sources</u>							
Stormwater Non-Ad Valorem Assessments-Capital		-	-	-	-	-	-
<u>Total Funding Sources</u>	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Expenditures</u>							
<u>Total Expenditures</u>	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Wastewater Projects</b>							
<u>Funding Sources</u>							
Infrastructure Tax (Disc. Sales Surtax)		-	49,459	-	-	-	49,459
Wastewater Capital Assessment		-	1,714,509	-	-	-	1,714,509
Wastewater Planning Non-Ad Valorem Assessment State and Federal Grant	1,426,207	1,162,805	-	-	-	-	2,589,012
Army Corp of Engineers PCA	83,631	192,361	97,500	-	-	-	373,492
Design Build Operate Finance (DBOF) (Note (2))	\$ 1,509,838	\$ 1,355,166	\$ 1,861,468	\$ 44,350,000	\$ 44,350,000	\$ 44,350,000	\$ 133,050,000
<u>Total Funding Sources</u>	\$	\$ 1,509,838	\$ 1,861,468	\$ 44,350,000	\$ 44,350,000	\$ 44,350,000	\$ 137,776,472
<u>Expenditures</u>							
Land Acquisition	26,220	24,030	-	-	-	-	50,250
Design/Program Management & Professional Services	1,274,759	1,114,033	261,468	-	-	-	2,650,260
Legal Services	208,859	217,103	100,000	-	-	-	525,962
Key Largo Wastewater Treatment District Interlocal - Plant Capacity	-	-	1,500,000	-	-	-	1,500,000
Design Build Operate Finance (DBOF) (Note (2))	\$ 1,509,838	\$ 1,355,166	\$ 1,861,468	\$ 44,350,000	\$ 44,350,000	\$ 44,350,000	\$ 133,050,000
<u>Total Expenditures</u>	\$	\$ 1,509,838	\$ 1,861,468	\$ 44,350,000	\$ 44,350,000	\$ 44,350,000	\$ 137,776,472

	Prior FY	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14	TOTAL
<b>GRAND TOTALS</b>							
<b>Funding Sources</b>							
Infrastructure Tax (Disc. Sales Surtax)	695,301	56,250	49,459	-	-	-	801,010
Loan Proceeds, Revenue Note Series 2004A	681,355	-	-	-	-	-	681,355
Loan Proceeds, Revenue Bond Series 2007	2,300,000	-	-	-	-	-	2,300,000
Wastewater Capital Assessment	-	-	1,714,509	-	-	-	1,714,509
Impact Fees	84,775	-	-	-	-	-	84,775
State and Federal Grants	795,845	2,601,747	97,500	-	-	-	3,495,092
Fuel Taxes	annual	491,812	300,000	300,000	300,000	300,000	1,691,812
Wastewater Planning Non-Ad Valorem Assessment	1,426,207	1,162,805	-	-	-	-	2,589,012
Private Donations (Key Tree Cactus Preserve Endowment)	-	26,600	62,000	4,200	-	4,200	101,200
<b>Grand Total Funding Sources</b>	<b>\$ 5,983,483</b>	<b>\$ 4,339,214</b>	<b>\$ 2,223,468</b>	<b>\$ 304,200</b>	<b>\$ 304,200</b>	<b>\$ 304,200</b>	<b>\$ 13,458,765</b>
<b>Expenditures</b>							
Infrastructure Improvements	4,426,645	2,072,636	-	-	-	-	6,499,281
Parks and Recreation	47,000	204,600	62,000	4,200	4,200	4,200	326,200
Transportation	-	706,812	300,000	300,000	300,000	300,000	1,906,812
Stormwater	-	-	-	-	-	-	-
Wastewater	1,509,838	1,355,166	1,861,468	44,350,000	44,350,000	44,350,000	137,776,472
<b>Grand Total Expenditures</b>	<b>\$ 5,983,483</b>	<b>\$ 4,339,214</b>	<b>\$ 2,223,468</b>	<b>\$ 44,654,200</b>	<b>\$ 44,654,200</b>	<b>\$ 44,654,200</b>	<b>\$ 146,508,765</b>

Note (1) Subject to the provisions of Sec 2-327(h)(1), Village Code

Note (2) The Design-Build-Operate-Finance (DBOF) project approach is the Village's wastewater management alternative. This approach is a "Fee for Service" method whereby a private firm(s) finances the design, construction, and startup of the facilities without any capital cost commitment required by the Village. Typically under a (DBOF) when facility operations begin, the private firm(s) are paid a service fee by either the Village or utility customers for the treatment and recycling of wastewater. This service fee includes capital repayments, operations and maintenance, capital replacements and power guarantees. This approach enables projects to begin immediately without delays while waiting for grants. State Revolving Funds or the sale of Municipal Bonds.

\*\*\*

**CHAPTER 10: MONITORING AND REVIEW CRITERIA**

(Reference 9J-5.005(7), F.A.C.)

\*\*\*

**OBJECTIVE 10-1.2: CRITERIA FOR CONTINUING ~~FIVE~~— SEVEN YEAR EVALUATION OF COMPREHENSIVE PLAN ELEMENTS.** When evaluating each element of the Comprehensive Plan for the purpose of an EAR, staff and the Local Planning Agency shall use the following general criteria as well as any more specific criteria contained in respective elements of the Plan.

**Data and Analysis:** The EAR process is required once every seven years.

\*\*\*