

PLANNING COMMISSION
November 2, 2011
Meeting Minutes

The Planning Commission of Monroe County conducted a meeting on **Wednesday, November 2, 2011**, beginning at 10:05 a.m. at the Marathon Government Center, 2798 Overseas Highway, Marathon, Florida.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL by Gail Creech

PLANNING COMMISSION MEMBERS

Denise Werling, Chairman	Present
Randy Wall, Vice Chairman	Present
Jeb Hale	Present
Elizabeth Lustberg	Present
William Wiatt	Present

STAFF

Townsley Schwab, Sr. Director-Planning and Environmental Resources	Present
Susan Grimsley, Assistant County Attorney	Present
John Wolfe, Planning Commission Counsel	Present
Mike Roberts, Administrator, Environmental Resources	Present
Rich Jones, Marine Resources, Senior Administrator	Present
Mitch Harvey, Comp Plan Manager	Present
Mayte Santamaria, Assistant Planning Director	Present
Kathy Grasser, Planner	Present
Gail Creech, Planning Commission Coordinator	Present
Ron Demes, Ex-Officio Member, Key West Naval Air Station	Present

MEETING

New Item:

1.EAR Report

(10:07 a.m.) Dawn Sonneborn, Director of Planning with Keith & Schnars, explained that today's presentation would be Part 1 of the Monroe County Evaluation and Appraisal Report (EAR). Because the EAR is so voluminous, it has been broken up into two parts. Today background data for Part 1 will be covered, as well as the public involvement process, the community-wide assessment, major issues, and special topics. Part 1 will be taken to the Board of County Commissioners (BOCC) and then there will be a presentation of Part 2.

Ms. Sonneborn provided a brief recap of what the EAR is. Florida Statute requires that each local government update their comprehensive plan every seven years, and the EAR is a review of the progress of what has happened over those past seven years. The EAR reviews the implementing actions and the achievements of the objectives, as well as assesses the successes and shortcomings over the last seven years. The EAR also identifies major issues within the County. The results inform the comprehensive plan revision process by determining what changes are needed. Those changes are brought about by reacting to changing conditions, incorporating changes with a local vision, reacting to new data, reacting to state growth management policy changes, as well as changing what is not working in the plan.

Ms. Sonneborn explained that the process to date has been an initial meeting with County staff and Directors' Work Sessions with all the directors from the different divisions within the County. Public workshops were held where a comprehensive plan assessment was made and the major issues were defined. Individual meetings with the County Commissioners were held. The Planning Commission members were interviewed. A scoping meeting then brought all the various agencies for the County together. The compilation report was drafted, which was the major issues in written form. There was a confirmation meeting where the community confirmed the nine major issues. That went into an official Letter of Understanding. The County Commissioners adopted and transmitted that to the Department of Community Affairs (DCA), and the DCA approved that back in April. Now the big picture items for the County are being identified. Chapter 3 of the EAR was brought to the Planning Commission back in May and to the County Commission in June. The interim EAR was drafted, which staff has reviewed and given comments, which was distributed to the Planning Commission today in draft form. The Planning Commission's comments today, as well as public comments and staff comments, will be taken and prepared for the future in final form.

Ms. Sonneborn further explained that this presentation is going to be in two parts. Part 1 will be today in front of the Planning Commission. Part 2 is going to be in early 2012. Part 1 will review the introduction of the EAR. Chapter 1 is the public involvement process. Chapter 2 is the community-wide assessment. Chapter 3 is the assessment of the comprehensive plan elements. There are some updated recommendations and all of the "date certain" policies were reviewed. Nine major issues were identified and approved by DCA within the Letter of Understanding. Today four of them will be reviewed: Land use and mobility, natural resource protection (excluding wetlands), climate change/hazard mitigation, and then public facilities funding. Each major issue has an issue statement. To develop this issue statement, first the background information of that issue statement is taken. Most of that is from the technical document that was updated. Then that issue statement is analyzed thoroughly. The strategies focus on the changes that will take place that are actually recommended for the changes within the comprehensive plan. Chapter 5 has five different special topics, four of which will be covered today: School concurrency, water supply planning, compatibility with military installations and transportation concurrency for Part 1. The coastal high hazard area will be included in Part 2 in early July. Chapter 6 is also involved in the Part 2 presentation, and that is a detailed matrix of the changes that have taken place in state law all the way back to the beginning.

The introduction of the EAR document was outlined. It has a paragraph on the purpose of the EAR, and then has the County profile, which explains all the unique characteristics about the County. It has an overview of the EAR, which talks about preparing the EAR, the contents of the EAR, and then the schedule for adoption of the EAR. It also talks about the public involvement process that has taken place to date and a community-wide assessment. The public involvement process touches on all the meetings that have taken place so far. In addition, the EAR process includes a great deal of community involvement. Contact information was given.

(10:22 a.m.) Debbie Love, Project Manager with Keith & Schnars, presented information on Chapter 2, Community-Wide Assessment, which looks at the land inventory and how the population has shifted. It also provides the population projections. A land use inventory was taken, which shows the County has 66 percent of all land currently in conservation. Ms. Love explained the disparities between the existing land use acreage and what is listed as conservation on the future land use map, and added that County staff will continue to update that to bring those closer together.

The four major issues in Chapter 4 discussed today will be broken up by background, analysis, framework and then strategies. Ms. Love then discussed Statement 1, "Promote Attractive, Well-Planned Development Adjacent to Services and Existing Commercial 'Hub,' with an Emphasis on Redevelopment." The three topics within this statement include the community center overlay districts, locations for fire stations, and compliance with Section 380.0552 of the Florida Statutes. The Community Center Overlay District will be discussed in detail at the next meeting during Part 2. The Community Center Overlay District out of the Livable CommuniKeys Plan identifies those areas where the community wants to see development and redevelopment occur. Ms. Love pointed out that Objective 101.4 would have to be amended to add additional overlay districts that focus on what individual communities have identified for their districts.

Two recommendations regarding the location of fire stations were made: One, to develop a location master plan, which looks at call times and the locations of the current fire stations and helps determine exactly where they should be; and, two, consideration of developing a public safety element that deals with both fire safety issues as well as hurricane evacuation. Compliance with Section 380 requires development to be focused in areas already served by wastewater. The suggestion was made to create a policy to provide administrative relief for those parcels designated Tier 3-A already served by central sewer.

Commissioner Wiatt asked what has been done to date in looking at existing fire stations and some sort of overlay. Ms. Love answered that Kevin Wilson, Project Manager for Monroe County, has been looking at potential locations for fire stations by analyzing the population projections in different areas. Commissioner Lustberg questioned why fire stations are included in Statement 1. Ms. Love explained that existing services must include fire services, which will be discussed in more detail in Part 2. Ms. Love also explained to Commissioner Lustberg that appropriate areas of commercial districts is determined by the Livable CommuniKeys Plan, which would be included by amending Objective 101.4

A member of the public asked that public input be allowed. Mr. Wolfe advised the Commission that was allowed at their discretion. It was agreed that public input would be heard throughout the presentation as opposed to at the end of the meeting.

Kevin Wilson joined the proceedings and responded to Commissioner Wiatt's question by explaining that there are two aspects of fire station siting: Required distances between fire stations, which should be addressed by Chief Callahan, and replacement of fire stations, which is part of a longer term capital plan that is revised on a bi-annual basis. Ms. Love then detailed for Commissioner Wiatt that the suggested master plan looks at where to locate the fire stations by reviewing distances, call times, locations of existing fire stations and location of the population.

Chair Werling asked for public comment.

Ron Miller, Key Largo resident, stated that Key Largo has its own fire district and they should place the fire stations according to where the Key Largo Fire District Board determines as opposed to the County having an overlay over Key Largo. Alicia Putney asked how "commercial hub" would be defined. Ms. Putney then commented that the overall intent of the current comprehensive plan was to control the amount of growth and direct growth to the least sensitive areas while improving development efficiency, improving community character, and protecting the natural resources. Ms. Love responded to Ms. Putney that the Livable CommuniKeys Plans identify these commercial hubs. Ms. Love added that Mayte Santamaria could follow up on any questions, if any, regarding compliance with Florida Statute Section 380.

Ms. Love proceeded to Statement 2, "Meet or Exceed State-Mandated Hurricane Evacuation Requirements." Two things that must be dealt with regarding hurricane evacuation is Rule 28-20, which requires tasks related to hurricane evacuation, and then Section 380 of Florida Statutes, which says a 24-hour hurricane evacuation clearance time must be provided and maintained. Policy 101.2.13 needs to reflect the updated Rule 28-20 policy or Work Program requirements. Mr. Demes commented that the resident part of the military population will be synchronized in the hurricane evacuations with the County as far as Lower, Middle and Upper Keys. Mr. Demes will provide the number of transient units associated with the military. Mr. Demes also requested that the Coast Guard population be included in the number listed of active duty military personnel in the County. Ms. Love explained that the County's Department of Emergency Management deals with the evacuation of the transient and permanent population. Commissioner Wiatt pointed out that Zone 3 listed on Page 459 should state "Long Key Channel Bridge." Ms. Love answered that would correct a typo that currently exists in the County's policies, and that she will make that correction. Ms. Santamaria added that Monroe County will be working with the Department of Economic Opportunities starting at the beginning of the year to update the hurricane model, as well as all the inputs that go into that.

State 3, "Support Historic Preservation," was then addressed. Ms. Love stated that there is not a lot of consistency between the goals, objectives and policies related to the historic preservation. The suggestion is being made for the County to create some new policies to protect historic sites and structures of the Keys, as well as continuing to rely on outside groups that do historic preservation work. Mr. Demes commented that the Navy has created a Natural Resource Management Plan, which are available to the County for review. Mr. Schwab will check into the

level of detail and degree of accuracy on the list of historic sites and structures and will communicate to Ms. Love any corrections that need to be made to that list.

Ms. Loves explained that Statement 4, “Assure Continued Public Waterfront Access; Protect and Expand Water Dependent/Water Related Uses,” will be talked about a great deal in Part 2 of the EAR presentation. This statement was one of the most common statements received from the public, as well as the Planning Commission members. One strategy in dealing with this is to evaluate and revise the existing policies and LDC guidance to deal with water dependent or water related uses. Suggestion was made to add another priority relating to land acquisition, which is to acquire lands that enhance public access to the shoreline and the water dependent uses themselves. Another suggestion made was to prepare a public access plan. An inventory of public access points has been created. The Planning Commission needs to decide whether a public access plan should be prepared or whether the inventory provided is adequate.

Vice Chair Wall stated he would be in favor of including the priority of acquiring lands to enhance public access in the document. Mr. Roberts read into the record the full strategy suggested. This strategy encourages the Land Authority to look at the public access component of the land acquisition strategy as opposed to only looking at the species suitability or the habitat value. Ms. Santamaria added that the County could partner with other organizations to purchase lands for public access. Commissioner Lustberg thinks that, given how important public access to the water is, it would be good to have a public access plan in place. Vice Chair Wall and Chair Werling agreed. Ms. Santamaria explained for Commissioner Lustberg that the DCA’s Waterfront Florida Program is funded through NOAA. NOAA is going to revitalize the program and focus more on hazards with these waterfront communities to be pilot programs. So although it exists, it is transitioning. Ms. Santamaria listed the programs that purchase parks and other properties, but explained that funding is very limited at the state level currently and the programs are not very active at this point in time.

Ron Miller questioned why protection for species designated as threatened or endangered would be included in this section. Ms. Santamaria answered that the County is trying to implement multiple goals of the comprehensive plan: Not only public access, but also natural resource protection. Commissioner Lustberg asked if there is any coordination between Monroe County and FDOT for public access. Ms. Love explained that DOT’s inventory has been provided and reviewed, but a public access fund would be part of the plan that would be developed and, because some of these public access points are private property, a public/private partnership as well as an agency partnership would need to be incorporated into the public access plan. Mr. Schwab added that the County on a regular basis coordinates with FDOT, particularly on any access, as well as the overall planning process. Mr. Schwab clarified for Vice Chair Wall that the County is working with FDOT to minimize access points on individual properties, but not minimize waterfront access. Mr. Demes stated he would like to see the criteria used to determine public use captured in the public access plan.

Ms. Love stated that Statement 5, “Increase Availability and Use of Alternative Modes of Transportation” was another important topic for the community. There are two transit operators currently providing services. However, they have two different routes and there is no coordination between them. Suggestions were made for signage to identify the transfer station in

Marathon, coordination of the two providers' schedules for more efficient transfer, as well as building bus shelters. Ms. Love believes the best way of doing this would be to create a master transportation strategy. Mr. Schwab added that there has not been a good overview or a real thorough assessment of transportation needs throughout the Keys to this point. An assessment of needs should evolve into a comprehensive long-range plan for a coordinated bus system with adequate information provided for the potential users to promote this. Bicycle racks are being included in the plan. Commissioner Lustberg agreed that bicycle racks should be included.

Ms. Love moved into a new topic: Natural Resource Protection. There are two issue statements under Natural Resource Protection with ten subtopics specific to the issue statement. The first category is potable water supply and conservation. One strategy recommended was to encourage water conservation measured by using conservation-based water supply rates, bioswales and other types of on-site collection systems. Another strategy is to revise the code regarding water efficiency, irrigation systems and construction systems. Mr. Harvey then explained that the South Florida Water Management District (SFWMD) is in the process of updating the Lower Keys water supply plan. The County works closely with Florida Keys Aqueduct Authority (FKAA), who is the County's primary water supplier, to ensure coordination with the regional policy plan of the SFWMD. Mr. Harvey can arrange for SFWMD to participate in future discussions regarding the County's potable water issues.

Ms. Love listed Category 2 as Habitat and Species Protection. Recommendation was made to inventory abandoned mining sites and develop a clean-up or reuse plan as a way to bring back habitat to these areas. Other recommendations were to continue the improvements in the sewage treatment practices, evaluate the aerators in canals, and look at alternative and updated technology that may exist. An important recommendation is to look at the policies and the LDC in requiring retainage of the natural drainage patterns. Kevin Wilson expanded on that issue and explained that it is necessary to ensure that there is no effect to large stretches of undeveloped properties from direct runoff from newly developed urban area, new properties or new roads. Ms. Love noted that this requires not just looking at how a site drains, but looking at the drainage impacts. Other suggestions were to prepare beach management plans and to continue to partner with the Invasive and Exotics Task Force.

Commissioner Wiatt voiced concern that the storm water drainage language may require retaining something that is not functioning properly. Ms. Love pointed out that language "where possible" is included. Mr. Wilson agreed with Commissioner Wiatt and added that sea level rise will affect natural drainage patterns, and the objective of this is to blend human habitation with habitat protection. The necessity of storm water drainage management was then discussed. Mr. Roberts encouraged the Commission to remember the distinction between natural drainage patterns and existing drainage patterns, because where the natural drainage patterns have not been impaired or impacted, they work well.

Ms. Love moved on to suggest that the County continue to support species recovery plans and actions. Mr. Roberts spoke regarding the suggestion of educational materials and guidelines regarding development impacts within critical habitat. Mr. Roberts stated that Fish & Wildlife is preparing species-related development guidelines for species covered under the biological

opinion. The County already has requirements in place to assist in the development of certain informational brochures.

Ms. Love went on to recommend the development of an animal control plan, review the CBRS limitations, as well as investigate the impact of commercial and recreational fishing gear and methods on habitat. Alicia Putney asked the Commission to consider certain BOCC actions regarding the CBRS and recommend to the BOCC that further discussion regarding changes of the CBRS language be postponed until required data and analysis is complete and until the court has ruled on this issue. Ron Miller agreed that it is premature to talk about the CBRS while there are lawsuits going on.

Mr. Demes commented that the Lower Keys marsh rabbit should be listed as a species of concern. Mr. Roberts stated that the marsh rabbit does have significant protection under the current comprehensive plan, as well as the County's land development regulations. Chris Bergh, with the local office of The Nature Conservancy, identified other species not yet listed as threatened and endangered or otherwise protected under the Federal Endangered Species Act and encouraged the Commission to not forget about them. Mr. Demes discussed the potential impact the listed corals could have on waterfront facilities. Ms. Love clarified for Chair Werling that the animal control plan deals with dogs and cats, as well as some of the invasive species.

Mr. Roberts then explained that the recommendation to investigate impacts of commercial and recreational fishing gear and methods on habitats would be limited to data review and other document review and that the purpose of having it in the comprehensive plan would be to evaluate the need for regulatory constraints on certain techniques. Ms. Santamaria added that it may also be policy simply encouraging certain behaviors and the provision of facilities to avoid those conflicts. Commissioner Lustberg received clarification on the process of the EAR before changing anything in the comprehensive plan. Chair Werling then suggested taking the CBRS language out of this report due to the pending litigation in this regard. Commissioner Hale and Commissioner Wiatt agreed. Ms. Santamaria clarified that this document is to suggest things to evaluate and look for in the future. Commissioner Wiatt added he believes the investigation of impacts of fishing would be best left to FWC and NOAA as opposed to the County. Mr. Roberts agreed. The Commissioners also agreed. Commissioner Lustberg believes it would be more appropriate for the County to inform visitors of what the fishing regulations might be. Mr. Schwab added that the County could focus on coordination to improve onshore circumstances as opposed to investigation. Chris Bergh suggested coordinating through the National Marine Sanctuary and fishing management regulators.

Ms. Grimsley then discussed the recommendation of deleting the review of the CBRS limitations. Ms. Grimsley explained that this document will guide what will be looked at in the comprehensive plan and the deletion of the CBRS language is merely the Commission's direction to staff to look at it.

Ms. Love stated that Category 4, Land Acquisition, is fairly adequate and there is no recommendation to change any regulatory structure in this regard except in light of sea level rise, which will be discussed later today. There are no amendments necessary in Category 5, Habitat Conservation Plan for Big Pine/No Name Key.

Ms. Love reported that in Category 6, Water Quality, there are two strategies being recommended. The first is to take an inventory and evaluate existing public facilities, and second, to continue monitoring the pending EPA water quality standards set in numeric nutrient criteria. Commissioner Lustberg asked if storm water runoff would include pesticides on private property as well. Mr. Wilson answered that the nutrient criteria rule does not concern itself with what the original source of nutrients is, but only about what ends up in the near shore waters. The standard that will be addressed is what is allowed to be discharged in the near shore water, of which storm water is one. There are state laws that already address the use of fertilizers. The pros and cons of ejection wells were discussed, as well as operating one central wastewater system as opposed to thousands of individually-operated systems. Mr. Wilson assured Commissioner Wiatt that the County's storm water pollution prevention plan is consistent with the EAR. Commissioner Lustberg again suggested Mosquito Control be included in this part of the document. Ron Miller stated that he believes prevention of storm water runoff into canals could be addressed with little money for a big impact. Ms. Lustberg agreed and thinks that it should be addressed currently as opposed to waiting for the sewer systems to be completed.

The next category discussed was the Numeric Nutrient Criteria Rule. Strategies suggested were monitoring the implementation of the rule, encouraging adoption of the Florida Keys Reasonable Assurance Documents (FKRADS) as local criteria, looking at and implementing the policies and LDCs, and finally, looking at the wastewater and storm water master plans to see what else is needed for compliance. Mr. Wilson explained how the FKRADS came into existence. The County's wastewater master plan is based upon the study that led to the FKRADS. Mr. Wilson believes the RADs are going to be adopted as the standards in the Keys.

Ms. Love moved on to Category 8, Solid Waste. The County no longer has a yard organics waste program and one of the suggestions is to consider reestablishing one. Another suggestion is to look at other methods to reduce the solid waste generated. Ms. Love reported that County staff has a good program for educational materials for recycling, but the participation rate is quite low. Mr. Wilson stated there is a scheduled meeting with the haulers to talk about a program to improve the recycling participation rate, and then agreed this needs to be an area of emphasis. Because of the size of the county, there is no participation requirement. Commissioner Lustberg requested that composting be included in this and that Waste Management be present and available to answer questions when decisions are being made in the future. Mr. Wilson pointed out that composting has some difficult and stringent rules in permitting it, but does believe composting should be considered. Gail Kenson, Marathon resident, believes recycling should be required, but accessing recycling bins should not be costly or difficult. Chris Bergh then stated that the Monroe County Climate Change Advisory Committee is developing a Community Climate Change Action Plan in draft form and believes it should be shared with this Commission. Commissioner Lustberg discussed the difficulty and cost she has been met with in developing her business recycling. Commissioner Wiatt suggested the County review the Navy's solid waste management plan. Ms. Love noted that the Navy does have their own recycling program in the document.

Category 9, Marine and Terrestrial Litter, was discussed. Suggestions made were to consider animal tamper-proof receptacles, improve solid waste collection practices, develop educational

literature about the impacts of litter upon the animal species and the habitat, promote community clean-up efforts, and enforce existing laws regarding solid waste. Ms. Love then moved on to Category 10, Invasive Animals. The suggestion made at this point is that the County consider adopting an exotic wildlife ordinance that would prohibit ownership, importing, sale or even handling of these type of undesirable exotic species. Mr. Roberts pointed out that the Fish & Wildlife Conservation Commission already restricts the sale of nuisance and exotic wildlife species. This particular strategy came through one of the public workshops. Mr. Roberts also pointed out that the fishing impacts was another recommendation that came from the public workshops. This would be part of the code of ordinances.

Ms. Love began discussion on Statement 2 of Chapter 4, "Complete Wastewater and Drainage Upgrades." This statement has been broken up into two categories. Category 1 is Wastewater. There are some recommendations in the wastewater master plan for how to overcome some of the fiscal impacts, one of which is looking at grants. The Numeric Nutrient Criteria Rule needs to be monitored because it could potentially impact the wastewater master plan. Category 2 is Storm Water. It has not been determined if discharge sampling is really necessary. It was recommended to consider the standards and hook-up requirements in the storm water master plan.

Ms. Love introduced and turned the presentation over to Erin Deady.

(12:52 p.m.) Ms. Deady explained that a lot of work is being done right now by the Southeast Regional Climate Compact. A climate action plan is being developed based on a greenhouse gas assessment and baseline. They are also working on a common legislative platform for this potential state legislative session and some potential priorities for federal legislation also. The County has adopted a greenhouse gas target, which is a 20 percent reduction in greenhouse gas emission by 2020 over a 2005 baseline. A recommendation being made is that the County continue to look for sources of funds to actually do that same baseline on a community-wide basis versus just County facilities and operations. The County has adopted green commercial standards for their buildings and facilities and has developed an "Employee Green Team."

Strategies listed were looking at a development's impact on water conservation and energy conservation and developing baseline data and looking at community-wide energy use and greenhouse gas emissions versus County facilities and operations. Development of an asset management plan is a strategy integrated into this process, which is a detailed analysis of infrastructure to maintain a certain level of service. It also considers the useful life of those capital assets and identifies when it may be necessary to make improvements to those assets. Another strategy listed was identifying the social impacts that Monroe County is going to be facing from climate change, which includes population migration, heat impacts from developed areas, asthma, et cetera. Development of protection, accommodation and retreat strategies as they relate to sea level rise is another strategy. Guiding principles for climate change adaptation is another strategy.

The next strategy listed is monitoring change and updating the comprehensive plan every seven years through the evaluation and appraisal process. Ms. Deady suggested the clearing limits in ROGO maximize the natural areas that currently exist by employing bonuses or some type of

deterrent of overclearing of properties. The corollary to this is increasing greenscape. Use of native plants is suggested. Green infrastructure is being seen more in climate change and sustainability planning and is defined as where open space areas are integrated to provide multiple benefits beyond just passive recreation or native habitat preservation. It would include storm water management. Community gardens were recommended, which have multiple benefits in terms of reducing the amount of energy that is used to transport food in the agricultural industry. Encouraging water conservation is also recommended. Land acquisition concepts should be looked at. Vice Chair Wall pointed out that receiving points towards the ROGO allocation system has been abandoned in favor of a system that looks primarily at habitat issues for ROGO.

Chris Bergh, from The Nature Conservancy, stated that the County Climate Change Advisory Committee believes climate change is the biggest pending threat to residents of the Florida Keys. The Southeast Florida Climate Compact has projected three to seven inches of sea level rise by the year 2030, and nine to 24 inches of sea level rise by the year 2060. Mr. Bergh believes vulnerability to sea level rise should be looked at in the same way as hurricane vulnerability. Mr. Bergh also feels that, by planning far enough ahead, ways that people and nature can coexist can be identified.

Ron Miller expressed his satisfaction with the Planning Commission's decision on clearing limits decided on October 18, 2011, and stated that is why any hint of something like the CBRS items is so disturbing.

Ms. Love informed the Commission that a Chapter 3 matrix will be provided in the future for the Planning Commission to determine if they want to keep those outdated policies, if they need to revise them, or if they need to delete the entire thing. Mr. Wilson clarified that the inundation studies and mapping was done by Wayne Whitley of Growth Management.

(1:16 p.m.) Ms. Love proceeded to discuss Public Facilities Funding. This is another item that the public spoke passionately about previously. Suggestions made were to take a look at the current impact fee structure and to continue to explore funding sources.

Ms. Love then moved on to Special Topics. School concurrency is no longer statutorily required. Ms. Santamaria explained that Monroe County has had a waiver since 2008 because our population was declining and the actual school-age population was declining. Mr. Harvey addressed the Water Supply Planning. The SFWMD is presently initiating the process to update their Lower East Coast Basic Water Supply Plan, and when that is adopted the County will have 18 months to update their water supply plan, which will be done through the normal comprehensive plan amendment process. Coastal High Hazard Area will be talked about in Part 2. Compatibility with military installations is being revised based upon some ongoing discussions between the County and U.S. Navy and some recommendations will be made once those discussions are finalized. There are no recommendations regarding transportation concurrency amendments recommended at this time.

Ms. Love then went through the next steps for the EAR. At the November 16, 2011 BOCC meeting all of the Planning Commission's comments will be consolidated and presented. The

Part 2 meeting will be in January 2012. Then the EAR will be submitted and possibly adopted sometime in February by the BOCC. Ms. Love encouraged the Commissioners to stay involved. Commissioner Lustberg requested the comprehensive plan be reviewed in two parts: Determine what should be done to deal with and protect ourselves from changes in sea level and to have a separate component to look at what we should do in terms of being green in Monroe County.

ADJOURNMENT

The Monroe County Planning Commission meeting was adjourned at 1:26 p.m.