

Monroe County Working Waterfronts Preservation

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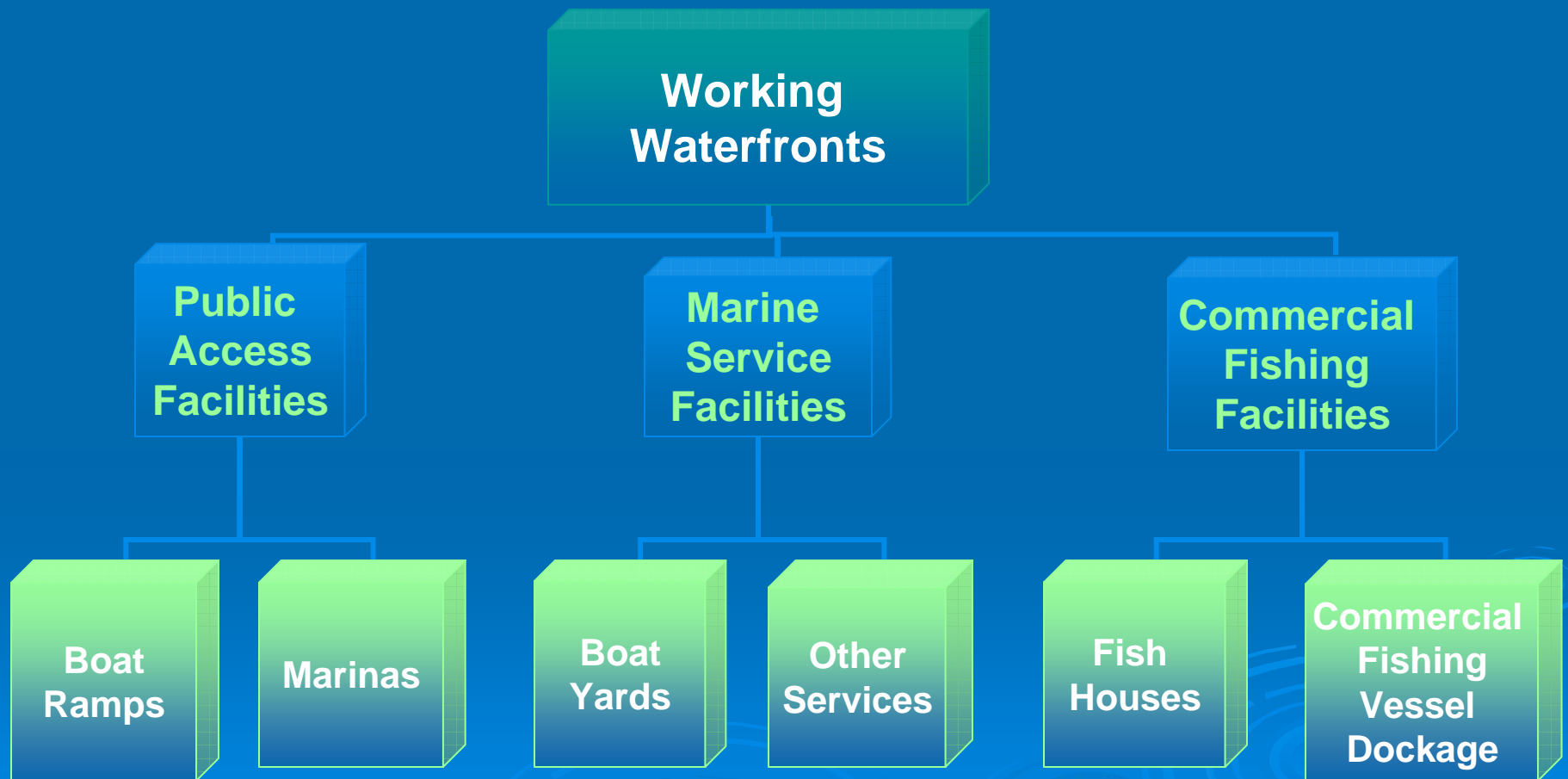
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Monroe County is losing its working waterfronts

- property values have risen dramatically
- increasing pressure to redevelop, often to uses that are not water-dependent
- as waterfront properties redevelop, property taxes on the remaining parcels continue to rise, often dramatically
- insurance costs rising

Monroe County Working Waterfronts by Type



Why are working waterfronts important?

- central to Monroe County's history, economy & community character
- source of food, transportation, employment, recreation
- uses run the gamut from commercial fishing & industrial uses to purely recreational

Monroe County Working Waterfronts Phase 1 March 2006

➤ *Monroe County Marine Management Strategic Plan*

- working waterfronts report
- legal overview
- general policies report
- demographic & economic analysis
- GIS map atlas of marine facilities
- proposed action steps

Monroe County Working Waterfronts Phase 2 May 2007

- builds on Phase 1 work
- develop a coordinated implementation strategy to help preserve working waterfronts
- fulfill requirements of state law & the CDMP
- focus on actions that can be implemented directly by Monroe County

Monroe County Working Waterfronts Preservation Master Plan

- Working Waterfronts Master Plan including proposed CDMP & LDR amendments
- Marine Facilities Database & GIS Map Atlas
- Monroe County Marina Siting Plan

Marine Facilities Database & GIS Map Atlas

- catalogue of marine facilities in Monroe County
- based on research & survey work
- updates & expands the County's early-1990s marine facilities database
- GIS Map Atlas incorporates the updated facility information & latest aerials
- designed to be easily updated as conditions change

Monroe County Marina Siting Plan

- Required by the CDMP to enhance the sound development & effective management of shoreline uses countywide
- Based on CDMP Policy 212.4.3 that includes criteria to guide marina siting
- Consistent with existing local, state, & federal regulatory framework
- Applies to unincorporated areas
- Includes criteria-based site suitability analysis & GIS mapping of suitability zones

Working Waterfronts Preservation Implementation Strategies

- There is no single action that Monroe County can take that will, in & of itself, guarantee the preservation of recreational & commercial working waterfronts.
- The County should pursue multiple, complementary strategies including government policies, programs, regulations, legislative measures, intergovernmental coordination, land acquisition, & advocacy
- Strategies fall under 3 broad categories –
 - Planning & Regulatory Activities
 - Intergovernmental Coordination
 - Non-Regulatory Activities

Planning & Regulatory Activities

- Amend the CDMP & supporting LDRs to make clear the County's commitment to recreational & commercial working waterfronts, set standards for preservation, & provide development options for property owners
- Revise the Future Land Use & Conservation & Coastal Management elements of the CDMP to incorporate updated information, studies, & other technical requirements of the 2005 Waterway and Waterfront Improvement Act.
- Develop & adopt a *Marina Siting Plan* as mandated by Objective 212.4 of the CDMP

Intergovernmental Coordination

- Ensure consistent & coordinated implementation of the Stock Island Livable Communities Plan, the County's CDMP, LDRs, & other activities designed to preserve working waterfronts
- Participate in DCA's Waterfronts Florida Program
- Coordinate with Miami-Dade County, Monroe County municipalities, DCA Area of Critical State Concern Program, FDOT, NOAA / Florida Keys National Marine Sanctuary, Everglades National Park, Biscayne National Park, & Florida Sea Grant. Emphasize education & outreach.

Intergovernmental Coordination Cont'd.

- Develop viable public / private partnerships to help
- Coordinate with the DEP & FWC to implement the recommendations of the *2006 Recreational Boating Access in Florida State Parks* study to increase recreational boating access within the state parks located in Monroe County.
- Plan for future opportunities for new public recreational & educational experiences on public lands, causeways, & public parks abutting the shoreline. Public lands include local, state, & federal access points.

Non-Regulatory Activities

- Consider the purchase of commercial nodes of water-dependent marine-related uses throughout the Keys by government, with potential lease-back to fishing cooperatives or other industry partnerships.
- Examine the Use of Transfer &/or Purchase of Development Rights to address the No Net Loss goal. For example, the County could buy development rights on privately owned marinas to keep them from being redeveloped into non-marine facility uses.
- Explore a countywide industrial bond issue as a source of funding to improve existing county parks & public boat ramps to enhance recreational boating access.
- Acquire land through the Monroe County Land Authority for waterfront access and waterfront uses. Land could also be aggregated for resale with the condition that the land be used only for waterfront access & waterfront uses.

Non-Regulatory Activities cont'd.

- Preserve, protect, & enhance all existing public access opportunities, sites, & facilities along the shoreline. This would include an education program on use of marine facilities & their importance to the Florida Keys.

- Consider other tools & mechanisms such as:
 - subsidies for the commercial fishing industries (similar to those available to agriculture)
 - tax credits
 - conservation easements
 - restrictive covenants
 - fees & permits
 - flexible land use
 - land trusts
 - blue- & green-belting
 - community redevelopment area designation
 - licensing & user fees for visitors at public parks

For Additional Information

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