

**Monroe County Comp Plan**  
**Goals, Objectives and Policies – Ports, Aviation and Related Facilities 3.5-14**

**GOAL 502**

All existing and future residents and guests of Monroe County shall be served with ports in a manner that maximizes safety, convenience, economic benefit, environmental compatibility and consistency with other elements of the comprehensive plan. [9J-5.009(3)(a)]

**Objective 502.1**

Because of the Florida Key's unique nature as an archipelago, Monroe County shall promote the preservation and enhancement of the existing ports and port related activities.

**Policy 502.1.1**

Monroe County shall permit only port and port related land uses within the Safe Harbor/Peninsular port area of Stock Island. Within twelve months of the effective date of the Comprehensive Plan, Monroe County shall adopt Land Development Regulations and amend the Land Use District Maps to only permit those land uses including but not limited to commercial and industrial port dependent uses, industry, commercial fishing, marinas, and employee housing. [9J-5.009(3)(c)5]

**Policy 502.1.2**

Monroe County shall permit land uses supportive, complementary or otherwise port related nearby and adjacent to the Safe Harbor/Peninsular port area of Stock Island. Within twelve months of the effective date of the Comprehensive Plan, Monroe County shall adopt Land Development Regulations and amend the Land Use District Maps to only permit those uses, including but not limited to warehousing, industry, affordable housing, marine businesses, and restaurants. [9J-5.009(3)(c)5]

**Policy 502.1.3**

Monroe County shall encourage and facilitate the renovation and adaptation of existing port and related facilities to meet new maritime needs by seeking grants from available sources, assisting private business whenever possible, and adopting Land Development Regulations responsive to the unique requirements of a port within 24 months of the effective date of the Comprehensive Plan.

**Policy 502.1.4**

Monroe County shall facilitate port facilities that relieve traffic on U.S. 1 or serve as an alternative to U.S. 1 for delivering goods and services.

**Policy 502.1.5**

Monroe County shall support a proposal to amend the Coastal Barrier Resources System Map adopted by the Coastal Barrier Improvement Act of 1990, to delete the improved port property along the Safe Harbor entrance channel from the system unit, FL 57.

**Policy 502.1.6**

Within twelve months of the effective date of the Comprehensive Plan, Monroe County shall consider an ordinance allowing the Monroe County Department of Emergency Management to designate existing marinas on inhabited keys with full access to the road network to serve as emergency ports. Within twenty four months of the effective date of the Comprehensive Plan, Monroe County shall adopt Land Development Regulations or other mechanisms protecting designated sites.

**Objective 502.2**

The expansion of existing or new port facilities shall be coordinated with the future land use, coastal management, and conservation elements. [9J-5.009(3)(b)1]

**Policy 502.2.1**

The development, expansion or renovation of ports and related facilities shall be consistent with the future land use, coastal management and conservation elements. [9J-5.009(3)(c)1]

**Policy 502.2.2**

Monroe County shall mitigate the adverse structural and nonstructural impacts from ports or related facilities upon adjacent natural resources and land uses by:

1. Working with the United States Coast Guard to assure the channels into the Safe Harbor/Peninsular area on Stock Island are maintained with lighted buoys so as to protect adjacent shallow areas.
2. Requiring the provision of pollution control devices and plans at all ports and by seeking funds to retrofit existing private and public facilities. Whenever possible Monroe County shall expedite the granting of permits for these or other facilities designed to improve or protect the environment.
3. Requiring the restoration of the environment and elimination of pollution sources during development, expansion, or renovation of ports and related facilities. [9J-5.009(3)(c)1 & 2]

**Policy 502.2.3**

Development activities to construct or expand port facilities shall be directed away from environmentally sensitive areas. [9J-5.009(3)(c)2 & 3]

**Objective 502.3**

Monroe County shall coordinate surface transportation access to port facilities with the traffic circulation system shown on the traffic circulation maps. [9J-5.009(3)(b)2]

**Policy 502.3.1**

Expansion of port facilities or proposed facilities shall be coordinated with the necessary expansions to the traffic circulation system. [9J-5.009(3)(c)4]

**Policy 502.3.2**

By January 4, 1997, Monroe County shall improve stormwater facilities on Fourth, Fifth, and Peninsular Avenues on Stock Island in order to prevent flooding.

**Objective 502.4**

Monroe County shall coordinate all port or related facilities with the plans of the U.S. Army Corps of Engineers, Resource Planning and Management Plan prepared pursuant to Chapter 380, Florida Statutes and approved by the Governor and Cabinet, and the Florida Department of Transportation 5-Year Plan as adopted. [9J-5.009(3)(b)3]

**Policy 502.4.1**

Monroe County shall participate in the development of the Florida Department of Transportation 5-Year Plan.

**Policy 502.4.2**

Monroe County shall coordinate port related improvements with the Key West Port and Transit Authority (PATA) by designating a member of the staff of the Planning Department to act as a liaison with PATA.

**Policy 502.4.3**

Monroe County, through the directors of the Department of Environmental Resources and Marine Resources, shall encourage and participate in developing pollution response plans and facilities.

**Objective 502.5**

Monroe County shall ensure that access routes to ports or related facilities are properly integrated with other modes of surface transportation. [9J-5.009(3)(b)4]

**Policy 502.5.1**

By January 4, 1997, Monroe County shall adopt land development regulations establishing design guidelines for development along truck routes and within twelve months of the effective date of the Comprehensive Plan Monroe County shall amend the Land Development Regulations defining permitted uses along truck routes. [9J-5.009(3)(c)5]

**Policy 502.5.2**

Monroe County shall support efforts to maintain the entrance channel into Safe Harbor at a depth consistent with coastal and Caribbean shipping vessels.  
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**Objective 502.6**

Monroe County shall be prepared to meet emergencies and rapidly changing circumstances in the Caribbean and the Gulf of Mexico.

**Policy 502.6.1**

By January 4, 1997, Monroe County shall adopt Land Development Regulations containing provisions for permitting development of port facilities during emergencies.