

Monroe County, Florida Marine Management Strategic Plan

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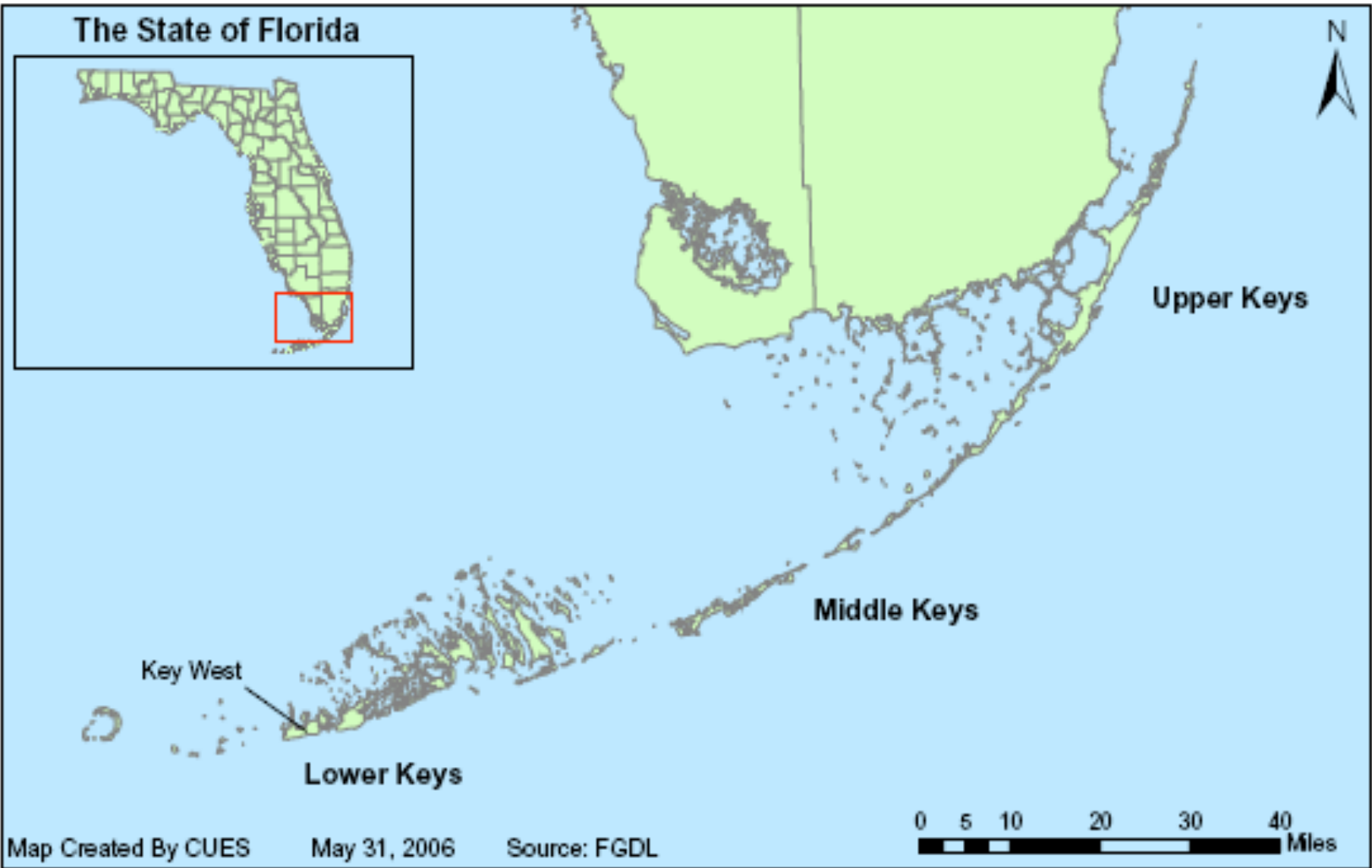
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North Carolina's Changing
Waterfronts Conference
New Bern, NC



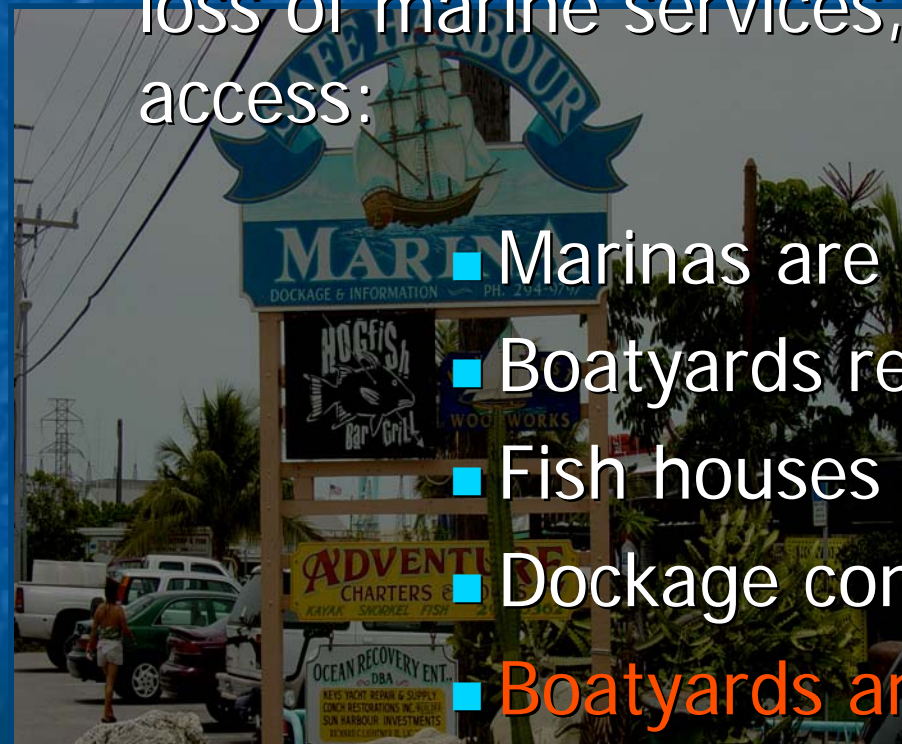
The Florida Keys



THE ISSUE:

Loss of the Working Waterfront

- Conversion of Working Waterfronts to non-water dependant uses and privatization is resulting in the loss of marine services, dockage and public access:



- Marinas are becoming private
- Boatyards redeveloping into Condos
- Fish houses no longer making profits
- Dockage converting to 'Dockominiums'
- Boatyards are key!!!

So, what do we do???

- Monroe County addressed the public concerns:
 - Fishermen are losing their dockage at fish houses
 - Marina owners can't handle increasing taxes
 - Large vessels are losing facilities to haul out
 - Trailer boaters are losing ramps to launch at
 - **The dangling carrot is hard to turn down!**
- South Florida Regional Planning Council (SFRPC) and Center for Urban and Environmental Solutions (CUES) were hired to:
 - Develop a Marine Management Strategic Plan to protect and preserve Monroe County's working waterfronts.

Monroe County Moratorium (the 'M' word)

- Responded to public concern
- While the Plan was being developed we froze redevelopment of the waterfront by creating an Interim Development Ordinance
- Planning Commission reviewed and denied
- BOCC reviewed and approved!!!

Objectives for the Marine Management Plan

- Create potential incentives to maintain Working Waterfront
- Find loop holes in land use districts definitions *
- Create government facilities or public/private partnerships
- Amend Comprehensive Plan according to 2005 State directives



Utilize Existing Legislation:

The 2005 Waterway and Waterfront Improvement Act (HB 955 CS)

- Creates a tax deferral program for owners of recreational and commercial working waterfronts
- Provisions for \$1 from vessel registration fees to be used towards public launching facilities
- Created the 'Waterfronts Florida Program' to provide assistance for revitalizing waterfront areas
- Comprehensive Plans must now include waterway access elements and preservation of recreational and commercial working waterfronts **Yes!!!**

Working Waterfront Act (HB 955 CS)

- The *Future Land Use* element will provide regulatory incentives and criteria that encourage the preservation of recreational and commercial working waterfronts
- The *Recreation and Open Space* element will include waterways in the comprehensive system of public and private sites for recreation
- The *Coastal Management* element will include strategies that will be used to preserve recreational and commercial working waterfronts

Look At Public Access Issues and Strategies for Preserving Services

- Look into potential for reducing tax burden
(Highest and best use? That's not right!)
- Remove regulatory constraints:
 - No New Marinas (what's that all about?)
 - Create a Marina Siting Plan
- Adopt legislation to preserve recreational and commercial Working Waterfronts
- Consider scenarios for keeping boat ramps, lifts, public dockage (purchase marinas, dev rights, etc)

Methodology of Study

- Developed analyses of:
 - History and culture of the Working Waterfronts beginning with the early 20th century
 - Effects of commercial fishing industry on economy
 - Inventory of marine facilities and development of a Geographic Information System database
 - Interviews held with stakeholders
 - Laws, regulations, ordinances and comp plan

History of the Florida Keys

- Early History (1912-1975)
 - Emergence of the Fishing Industry... lots of fish!!!
 - Strong military presence was big for economy
- Late History (1975-2004)
 - Dominance of Tourism
 - By mid 1970s, tourism accounted for 78% of the Keys' economy
 - The Keys declared an Area of Critical State Concern in 1975 due to rapid development, scenic beauty and its natural, environmental, historic and economic resources

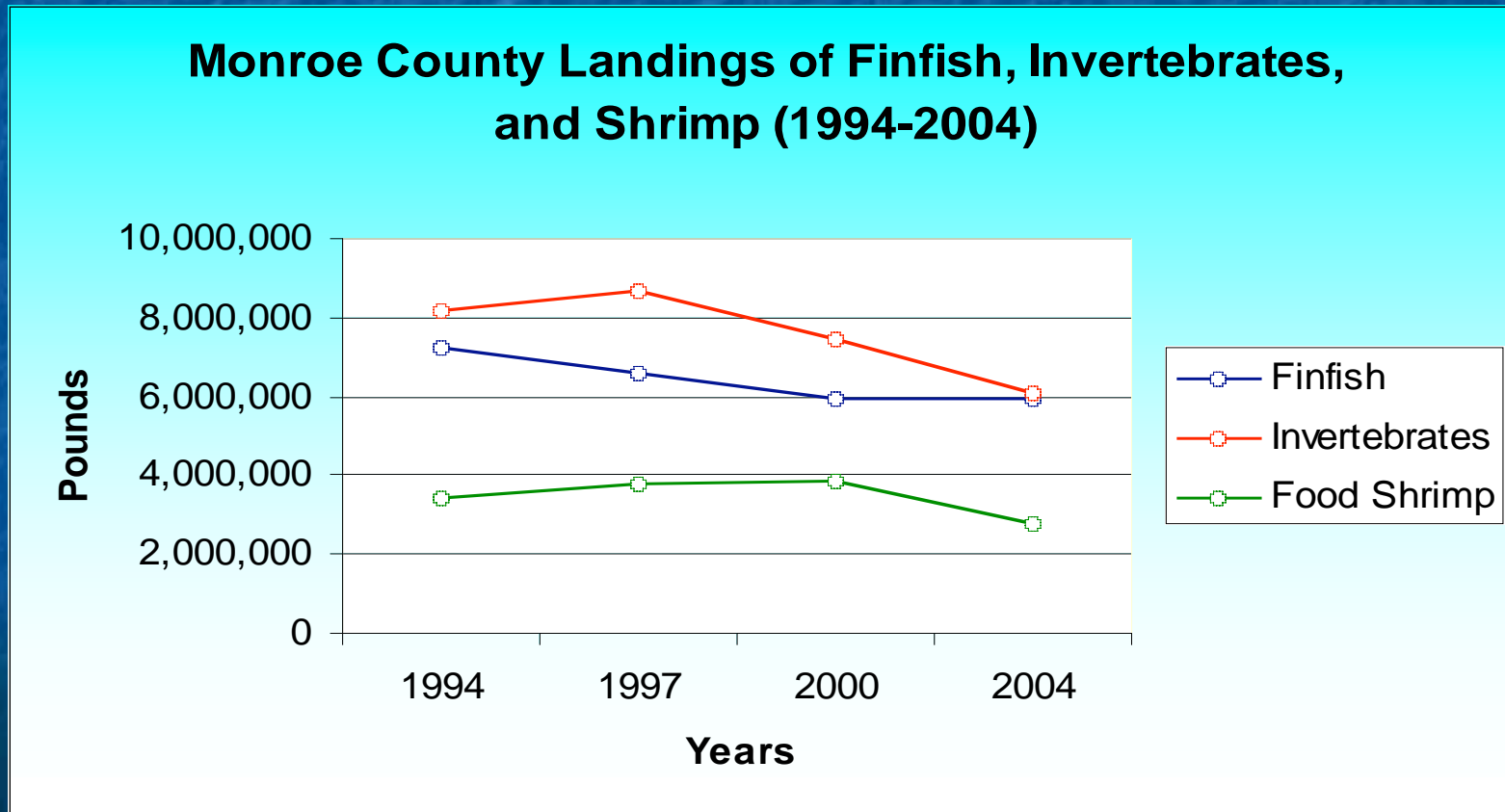


What Is Happening To Commercial Fishing?

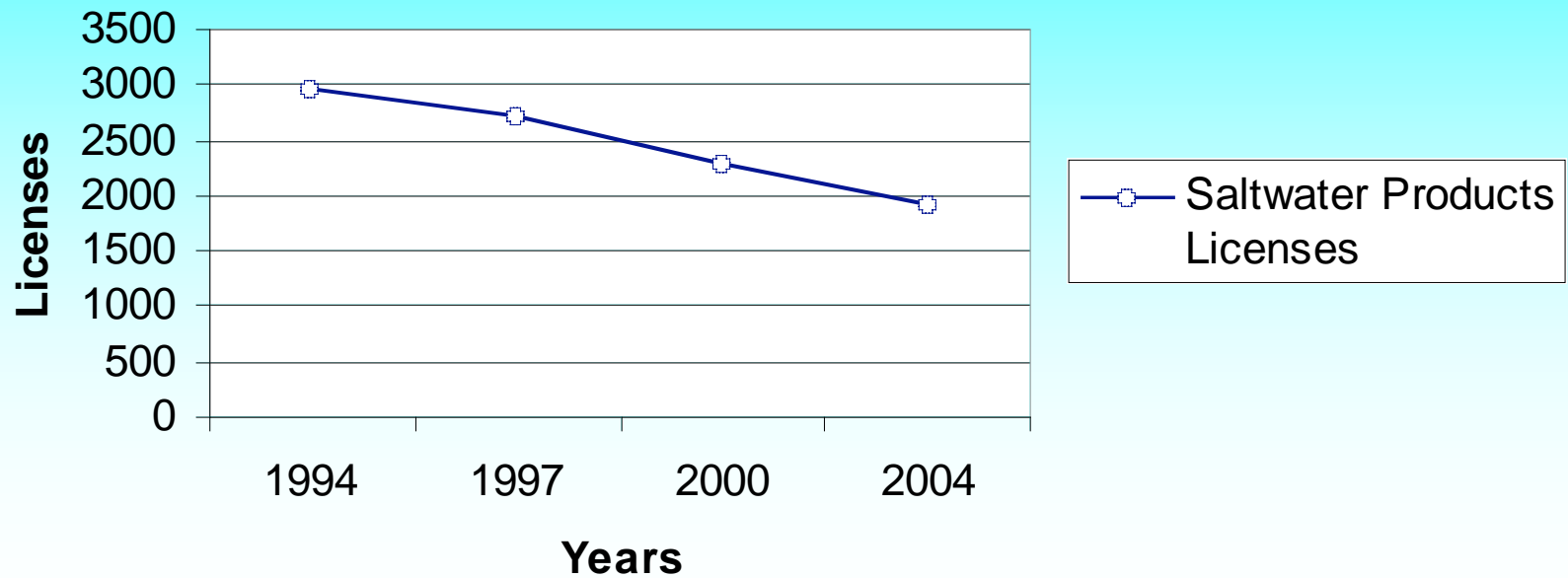


Changes in Commercial Fishing

- 1994 Net Ban — banning the use of entangling nets in Florida waters



Monroe County Commercial Fishing Licenses for Saltwater Products (1994-2004)



"It would not surprise me if, in the future, you saw condos along the waterfront instead of fishing boats and ice factories. And all the seafood you eat here will come from Taiwan."

-A Keys Fisherman

Stakeholder Surveys

What Do The People Really Think?

- Government
- Marine Industries
- Developers???
- NGO's
- Commercial Fishermen

Key Findings

■ Government

- Consensus on negative impacts to Working Waterfronts and commercial fishing in Monroe County

■ Marine Industries

- Boat Yard owners are hurt by taxes and regulations; need tax breaks
- Marinas would like to stay open to public, but may go private to make more profits

Key Findings *(continued)*

■ NGOs

- Commercial and sport fishing important historically for the economy and culture
- Marine-related industries serve as a valuable source of employment (**better pay**)
- Driver of economic development

■ Other

- Consensus of the historical importance of Working Waterfronts

Key Findings *(continued)*

Commercial Fishing Industries:

- Industry changed 20 to 25 years ago when County stopped promoting commercial fishing
- Increased regulations (i.e. net ban) and the creation of federal councils (South Atlantic and Gulf of Mexico Fishery Management Councils) led to the industry's decline
- **Our dockage is disappearing!**

Inventory of Marine Facilities

The background of the slide is a photograph of a harbor at dusk or dawn. The sky is filled with soft, colorful clouds in shades of orange, pink, and purple. The water is calm, reflecting the light from the sky. Several sailboats are visible, some with their masts up, anchored in the harbor. In the foreground, there's a dark silhouette of a shoreline with trees and what appears to be a small structure or dock.

- Where are the nodes of the Working Waterfront?
- What types of facilities are there?
- How do we manage the data?

Compile the Data



- 1993 County Inventory
 - USGS
 - SFRPC
 - FMRI
 - Aerial photography
- But** not ground truthed

Create a Geographic Information System

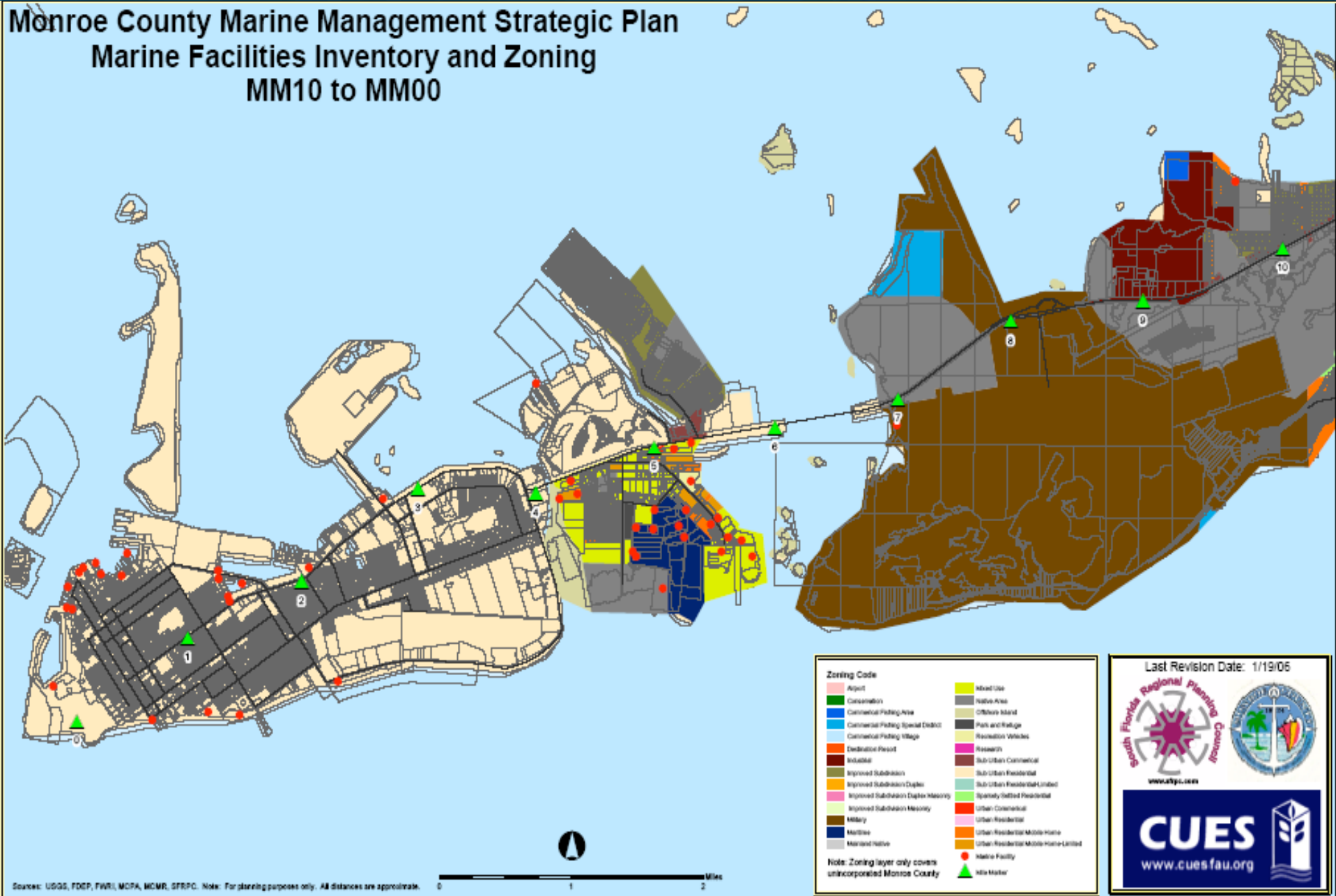
Facilities are mapped in GIS and overlaid on:

- Aerial Photography
- Zoning Maps
- Future Land Use Maps

Monroe County Marine Management Strategic Plan

Marine Facilities Inventory and Zoning

MM10 to MM00



Sources: USGS, FDEP, FWR, MOPA, MCMR, SFRPC. Note: For planning purposes only. All distances are approximate.

Findings of Marine Inventory

At least 442 Marine Facilities, including:

- Condominiums with dockage and ramps
- Resorts providing transient dockage
- Fish Houses providing fishing boat dockage
- Boatyards serving pleasure and comm. crafts
- Public and private boat ramp facilities
- Boat barns
- Fueling facilities
- Full blown marinas with multiple services

Recommendations and Key Action Items

- Protect and improve public access to waterways
- Balance land uses and zoning
- Support existing industries
- Purchase/Transfer of Development Rights, negotiations, trust funds, land trusts, and Community Redevelopment Areas
- Treat commercial fishing like family farms
- County pursue **"no net loss"** goal to protect marine-related industries
- Innovative funding mechanisms

Where Does Monroe County Go From Here?

■ Phase I

- Marina Siting Plan (required Objective 212.4 of the Monroe County 2010 Comprehensive Plan)

■ Phase II

- Working Waterfronts Preservation Master Plan
 - Use Marina Siting Plan to develop site-specific strategies based on recommendations of Marine Management Strategic Plan
 - Convene public workshop

■ Phase III

- Comprehensive Plan Amendments and Land Development Regulations (LDRs)