




## MEMORANDUM

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Date: March 14, 2024

To: Honorable Mayor and Commissioners

Via: Albert P. Childress   
City Manager

From: Todd Stoughton  
Assistant City Manager

Subject: **Reaffirmation to the State of Florida regarding Hurricane Evacuation Modeling and Future BPAS allocations to the City of Key West (FILE ID:24-5600)**

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### Introduction

Requesting the City Commission approval of the City's reaffirmation to updating the Hurricane Evacuation Model for the Florida Keys to include future BPAS allocations.

### Background

On November 14 and 16, 2023, FloridaCommerce held two Florida Keys Evacuation Modeling webinars to discuss the 2023 Florida Keys Hurricane Evacuation Modeling process and draft results of the modeling. Hurricane Evacuation Clearance Times are the basis for the FL Keys Area of Critical State Concern's Rate of Growth Ordinance, and updated data may determine whether additional residential units will be authorized by the State of Florida beyond the existing allocation.

At the November webinars, FL Commerce presented multiple scenarios that were modeled, with future allocations ranging from zero (0) additional units to 7,954 additional units. The "Clearance Times Summary" table was presented by FL Commerce, and includes columns where evacuation was modeled both with and without of Key West residents; and with mobile home residents evacuated in both Phase 1 and in Phase 2.

Based on Emergency Management acceptable evacuation practices, Monroe County Staff determined that the only reasonable summary column in the table is the column that includes Key West residents and evacuates mobile home residents in Phase 1 (early phase) of the evacuation. This column represents how evacuations have been modeled in the past - inclusive of Key West residents in the evacuation calculations

for the entire Keys but with mobile home residents modeled to evacuate early in Phase 1 along with the tourists due to the less substantial construction of mobile homes.

During the December 13, 2023, Board of County Commissioners Meeting it was discussed by the Board that the State of Florida had given initial remarks that they are allowing additional time to allow for the County to meet with all local municipalities to discuss the path forward. Currently, the County is planning on creating a Hurricane Working Group and does not plan on the item being placed on the State of Florida legislative agenda until 2025.

Additionally, the City of Key West requests that the Florida Legislature provide the City with an opportunity to develop recommendations on both the number and type of additional allocations, if any, with a focus on affordable housing units. City staff, working in concert with the Planning Board, shall be responsible for evaluating the effectiveness of existing regulatory controls associated with the allocation of any new residential units contained in Chapter 108 (Planning and Development, Article X (Building Permit Allocation System)). Existing regulatory controls shall be evaluated based upon current and anticipated needs, in consideration of both the Goals and Principles for Guiding Development contained within the State-designated Area of Critical State Concern.

**Financial Impact:**

There is no financial impact on the City.

**Recommendation**

The City Manager's Office recommends the Mayor and Commission approve the resolution in support of restricted future BPAS allocations.