

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1.0 INTRODUCTION.....	8
1.1 Background and Legal Mandate.....	8
1.2 Development of the Florida Keys Carrying Capacity Study Scope of Work	9
1.3 Organization of the Report.....	11
2.0 STUDY METHODS AND PROCESS	12
2.1 Study Area: The Florida Keys Context.....	12
2.2 Methodological Approach.....	13
2.3 Delivery Orders: The Building Blocks of the Study	13
2.3.1 Contractor Engagement and Literature Review on Terrestrial and Marine Ecosystems and Species.....	13
2.3.2 Development of a Project Strategy	15
2.3.3 The Design of a Conceptual Model	15
2.3.4 Assessment of Benthic Communities in the Florida Keys	16
2.3.5 Mapping Historical Habitats in the Florida Keys	16
2.3.6 Study of Water Issues in the Florida Keys	17
2.3.7 Socioeconomic Aspects of the Florida Keys	17
2.3.8 Evaluating Data Suitability for the FKCCS	17
2.3.9 Development and Refinement of the Test CCIAM.....	17
2.4 Public Information and Involvement Program.....	17
2.5 Local Planners Working Group.....	18
2.6 Stakeholders Reviews	19
2.6.1 National Academy of Sciences/National Research Council.....	21
2.6.2 Government Agencies	22
2.6.3 Non-Governmental Organizations	24
3.0 CARRYING CAPACITY/IMPACT ASSESSMENT MODEL.....	27
3.1 Key Concepts and Processes	27
3.2 Data Suitability	30
3.2.1 Land Use/Land Cover Data	30
3.2.2 Spatial Databases for Terrestrial Habitats and Species	36
3.2.3 Other Spatial Databases Used in the Study	40
3.2.4 Non-Spatial Data.....	40
3.3 Information Technology	41
3.4 Scenario Generator	42
3.4.1 Graphical User Interface.....	42
3.4.2 Basis for Land Use Change in the Scenario Generator.....	44
3.5 Analysis Modules	48
3.6 Socioeconomic Module.....	49
3.7 Fiscal Module	51
3.8 Human Infrastructure.....	53
3.8.1 Potable Water.....	53

TABLE OF CONTENT (Continued)

<u>Section</u>		<u>Page</u>
	3.8.2 Traffic Component	54
	3.8.3 Hurricane Evacuation.....	55
3.9	Integrated Water Module	56
	3.9.1 Stormwater Component.....	56
	3.9.2 Wastewater Component.....	57
	3.9.3 Groundwater Component	59
3.10	Canal Impact Assessment Module.....	60
3.11	Terrestrial Module	60
	3.11.1 Direct Impacts.....	61
	3.11.2 Indirect Impacts.....	64
3.12	Carrying Capacity Indicators.....	66
3.13	Sensitivity Analysis	68
3.14	Routine Planning Support Tool.....	71
4.0	SCENARIO EVALUATION AND RESULTS.....	73
4.1	Scenarios	73
4.2	Land Use and Development Suitability	77
4.3	Socioeconomic and Fiscal Analysis	80
	4.3.1 Socioeconomic Impacts.....	80
	4.3.2 Fiscal Impacts	85
4.4	Infrastructure	87
	4.4.1 Potable Water Supply Impacts.....	87
	4.4.2 Traffic Impacts.....	88
	4.4.3 Hurricane Evacuation Impacts.....	90
4.5	Pollutant Loads	90
	4.5.1 Stormwater Loads	90
	4.5.2 Wastewater	91
	4.5.3 Pollutant Loads and Water Quality in Canals.....	91
4.6	Terrestrial Ecosystems and Species.....	95
	4.6.1 Habitat Loss and Fragmentation	95
	4.6.2 Species Richness	97
	4.6.3 Species-Specific Impacts.....	98
	4.6.4 Secondary Impacts	104
	4.6.5 Restoration Potential in the Florida Keys.....	106
4.7	Marine Ecosystems and Species.....	110
	4.7.1 Water Quality and Benthic Communities of the Florida Keys National Marine Sanctuary	110
	4.7.2 Direct Human Impacts on Marine Resources	114
	4.7.3 Quality of Life.....	118

TABLE OF CONTENT (Continued)

<u>Section</u>		<u>Page</u>
5.0	DISCUSSION	119
5.1	Terrestrial Ecosystems and Species.....	119
5.2	Infrastructure	120
5.3	Socioeconomic and Fiscal.....	120
5.4	Marine Ecosystems and Species.....	121
5.5	Implementation of the FKCCS	121
6.0	LITERATURE CITED.....	123
Appendix A	Delivery Order Reports.....	132
Appendix B	Public Information and Involvement Plan Prepared by The Market Share Company	133
Appendix C	Canal Impact Assessment Tool	148
Appendix D	Acronyms	322
Appendix E	Glossary	325

LIST OF TABLES

<u>Table</u>	<u>Page</u>
3.1 FKCCS Planning Units.....	29
3.2 PC Codes Utilization to Define Land Use Categories for the FKCCS	35
3.3 Species Included in the Species Richness Map	39
3.4 Specific Criteria for Suitability Ranking of Residential Land.....	46
3.5 Specific Criteria for Suitability Ranking of Nonresidential Land	47
3.6 CCIAM Analysis Modules and Components	48
3.7 Effluent Characteristics by Treatment Method, Per FDEP and EPA.....	58
3.8 Terrestrial Module Components and Elements.....	61
3.9 White-Crowned Pigeon Habitat Requirements.....	63
3.10 Hammock Patch Size Requirements for Forest Interior Birds	64
3.11 Effects of Development on Adjacent Habitats.....	65
3.12 Carrying Capacity Indicators for the FKCCS	67
 4.1 CCIAM GUI Choices for Smart Growth Scenario	74
4.2 Projected Additional Population	81
4.3 Employment and Payrolls	81
4.4 Cost and Taxable Value of New Construction	83
4.5 Visitors to the Florida Keys 1995-1996	84
4.6 Average Visitor Expenditures by Person Per Day	84
4.7 Tourist-Related Businesses in Monroe County	85
4.8 Estimated Capital Cost of Scenario Improvements	86
4.9 Additional Potable Water Demand	88
4.10 Variation in Median Speeds on U.S. 1	89
4.11 Stormwater Loads	91
4.12 Wastewater Loads	91
4.13 Characteristics of Selected Canals	92
4.14 Pollutant Loads into Canals	93
4.15 Pollutant Concentration and Canal Discharges.....	94
4.16 Remaining Habitat: Lower Keys Marsh Rabbit.....	100
4.17 White-Crowned Pigeon	103
4.18 Results of the Direct Impacts to Forest Interior Bird Habitat.....	104
4.19 Habitat Remaining.....	105
4.20 Normalized Results from the Community Character/Quality of Life Issues Ranking ...	118

LIST OF FIGURES

<u>Figure</u>		<u>Page</u>
2.1	Study Area	12
3.1	CCIAM Process	30
3.2	Example FLUCFCS Land Use Data in the Florida Keys	31
3.3	Example Land Use from the Parcel Dataset	32
3.4	Parcels Prior to Manual Correction.....	33
3.5	Parcels After Manual Correction of Spatial Shift	34
3.6	Land Use and Property Code Discrepancy.....	36
3.7	Apparent Habitat Within ADID Developed Polygons	37
3.8	Vacant Land Change From GUI Screens	43
3.9	Vacant Land Change From GUI Screens	43
3.10	Residential Change To GUI Screens.....	44
3.11	Example CCIAM GUI Screen for Hurricane Evacuation	55
3.12	Habitat Suitability for Key Deer	63
3.13	Effect of Persons per Household on Permanent Population Change	68
3.14	Effect of BMP Efficiency on Total TN Loads.....	69
3.15	Effect of Effluent Characterostocs pm Wastewater Loads.....	70
3.16	Effect of Water Consumption per Dwelling Unit on Total Water Consumption in The Florida Keys	70
3.18	RPST Home Page.....	71
3.14	Example Parcel-Specific Queries Using the RPST.....	72
4.1	Ownership and Development Status of Lands in the Florida Keys	77
4.2	Summary of Land Use Distribution in the Florida Keys.....	78
4.3	Distribution of Lands Unsuitable for Development	78
4.4	Development Suitability of Vacant Residential Lands	79
4.5	Development Suitability of Vacant Nonresidential Lands	79
4.6	Trends of Resident and Temporary Population	80
4.7	Monroe County Housing Construction Trends.....	82
4.8	Median New Home Prices in Monroe County.....	83
4.9	Percent Increase in Total Annual Government Expenditures Versus 20-Year Increase in Functional Population with Respect to Current Condition.....	86
4.10	Annual Water Withdrawal (MG), 1980-2000.....	87
4.11	Traffic Volume at Selected Locations in the Florida Keys	89
4.12	Number of Upland Patches in the Florida Keys, 1800-1995.....	96
4.12	Average Size of Upland Patches in the Florida Keys, 1800-1995.....	96
4.14	Distribution of Upland Patch Sizes in the Florida Keys – Current Conditions	97
4.15	Distribution of Upland Patch Sizes in the Florida Keys – Smart Growth.....	97
4.16	Species Richness in the Florida Keys – High Species Richness Area	98
4.17	Species Richness in the Florida Keys – Low Species Richness Area.....	99
4.18	Key Deer PVA Model Grid Layers.....	100

LIST OF FIGURES (Continued)

<u>Figure</u>		<u>Page</u>
4.19	Example of Smart Growth Development Encroachment on Lower Keys Marsh Rabbit Habitat	102
4.20	Land Ownership in Key Largo	103
4.21	Indirect Effects.....	106
4.22	Example of Habitat Loss and Fragmentation in the Upper Keys	107
4.23	Example of Habitat Loss and Fragmentation in the Lower Keys	108
4.24	Restoration Challenges in Example Area in the Upper Keys	109
4.25	Restoration Challenges in Example Area in the Lower Keys	110
4.26	Benthic Sampling Locations Near Marathon.....	113
4.27	Example Time Series.....	114
4.28	Thalassia N:P Ratios in Big Pine Key and Key West	115
4.29	Propeller Scars Mapped in the Upper Matecumbe Area	116
4.30	FMRI Boat Groundings Data in the Upper Keys.....	117