



# MEMORANDUM

AGENDA ITEM #III.E.1

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DATE: MAY 7, 2012

TO: COUNCILMEMBERS

FROM: STAFF

SUBJECT: ISLAMORADA, VILLAGE OF ISLANDS PROPOSED COMPREHENSIVE PLAN  
AMENDMENT  
DCA #12-2ACSC

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## Community Profile

Islamorada, Village of Islands, is often referred to as the "Sport Fishing Capital of the World" and has over 2,000 registered recreational boats. Located in the Florida Keys, it was incorporated in 1997. The Village had a permanent resident population of 6,119 according to the 2010 Census, and a land area of 4,552 acres (7.1 square miles), with a population density of approximately 862 people per square mile. The Village population resides primarily on Plantation and Upper and Lower Matecumbe Keys. Although only 55% built out, most of the Village's vacant land has been designated Conservation, limiting any future, large-scale development. Like the rest of Monroe County, Islamorada is dealing with the issues of human impacts on the environment, affordable housing supply, hurricane evacuation, and the loss of the working waterfront. The general location of the Village is shown in Attachment 1.

Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to 1) adverse effects on regional resources and facilities identified in the *Strategic Regional Policy Plan for South Florida (SRPP)* and 2) extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

## Amendment Summary

Islamorada, Village of Islands, proposed amendment package #12-2ACSC contains one (1) map amendment to the Village Future Land Use Map.

**The Village Council approved the proposed amendments by a vote of 4-1 on April 12, 2012.**

Staff analysis confirms the map amendment could adversely affect significant regional resources by creating additional development in the Florida Keys and recommends a finding of general inconsistency with the Goals and Policies of the *SRPP*.

Please see the attached amendment review form for details.

### Recommendation

Find the Islamorada, Village of Islands, proposed amendment package #12-2ACSC generally inconsistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Approve this staff report for transmittal to the Village and the State Land Planning Agency.

**FLORIDA REGIONAL COUNCILS ASSOCIATION  
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

South Florida Regional Planning Council Agenda Item and Date: III.E.1; 5/7/12.

Local Government Amendment Number: **Islamorada proposed #12-2ACSC.**

Date Comments due to Local Government: May 23, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to May 7, 2012.

*Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan for South Florida (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.*

**DESCRIPTION OF AMENDMENT**

The proposed amendment contains a map amendment to the Village Future Land Use Map that would change approximately 0.53 acres of land out of a 3.4 acre parcel from Conservation to Mixed Use. The portion of the site to be changed is proximate, but not adjacent, the south side of Overseas Highway at approximately mile marker 86.5 in Islamorada, Village of Islands (see Attachment 2). The area between the highway and site is Right-of-Way.

The 0.53-acre site is currently vacant, comprised of disturbed and scarified uplands. The site was formerly Florida Department of Transportation Right-of-Way. Existing uses include the Pelican Plaza shopping plaza and residential to the east, and conservation to the south and west. Planned uses include Industrial and Residential Conservation to the north, Mixed Use and Residential Medium to the west, and Conservation to the south and west. The proposed change would allow a maximum of 8,086 square feet of non-residential or seven dwelling units (three market rate, six with the use of Transferable Development Rights (TDRs) or seven affordable housing). The Village staff analysis concludes the proposed amendment would not impact public facilities or natural resources.

**1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN.**

The limited potential for additional development throughout the Florida Keys, combined with the existence of a large number of potentially buildable lots, without a plan in place to acquire the excess development rights, means that increases in density or intensity should only be granted in limited circumstances in order to achieve a specific purpose related to other Goals or Policies of the Village Plan. The proposed amendment would increase the development potential of the subject property, which is inconsistent with the Village Plan [Future Land Use Policy 1-2.1.11, Limit the Creation of New Development Rights], and would create an additional burden for State, regional and local efforts to protect the Florida Keys through the retirement of excess development rights. The Village has not identified any additional purpose that would be achieved by granting the increased density or intensity.

The Village should present documentation to demonstrate an additional purpose that would be achieved by increasing the density or intensity on the subject property or a compensatory reduction of development rights elsewhere in the Village. Otherwise, the Village should encourage the applicant to consider other options for the property that would result in no net increase in density or intensity.

Applicable *SRPP* Goals and Policies:

**GOAL 14      Preserve, protect, and restore Natural Resources of Regional Significance.**

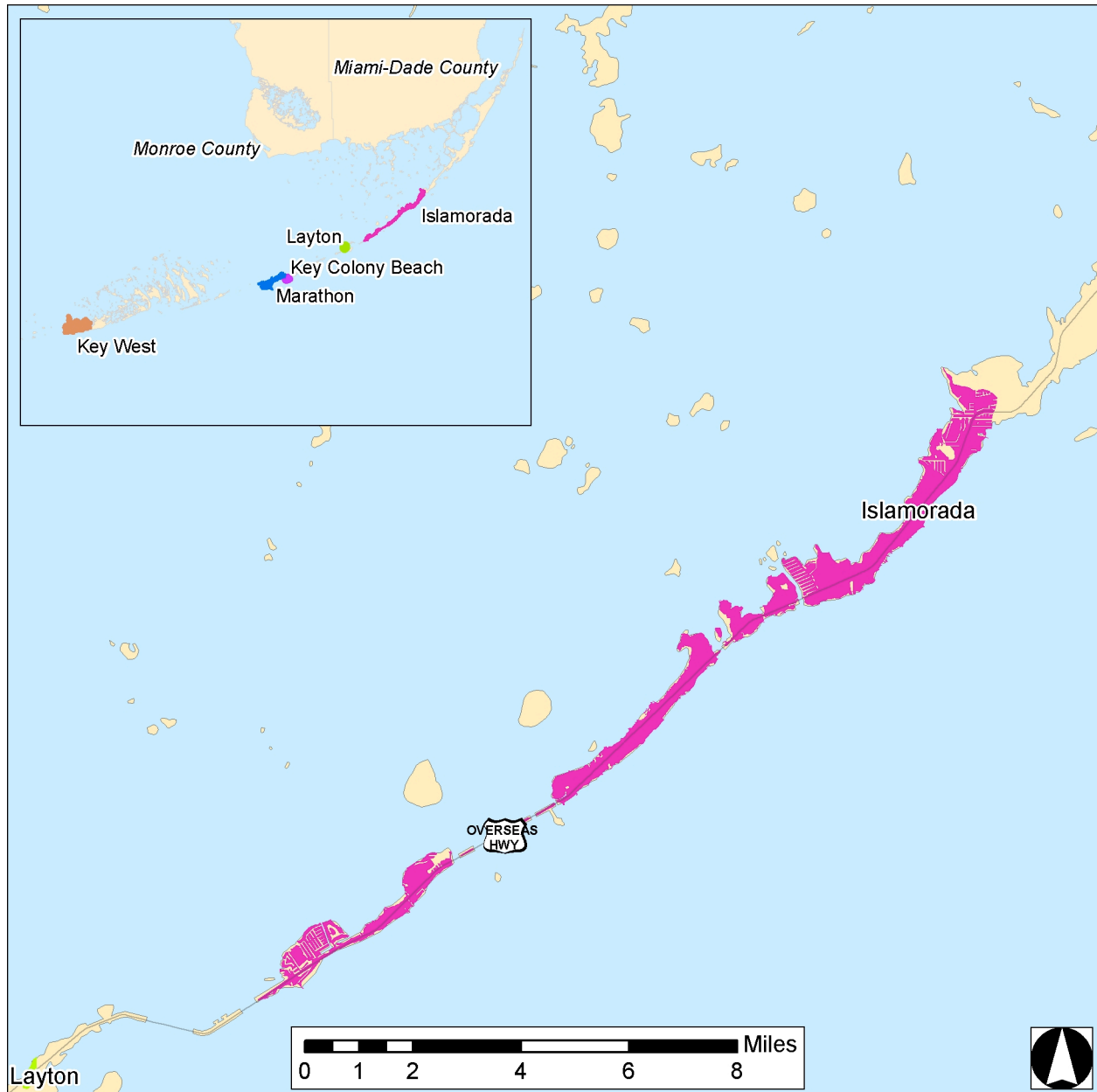
Policy 14.4      Direct land uses that are not consistent with the protection and maintenance of natural resource values away from Natural Resources of Regional Significance, adjacent buffer areas, and other natural resource areas.

**2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH ANY COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION.**

**Not Applicable.**

The Council requests the local government to please send a copy of the adopted version of the amendment.

## Attachment 1



### COMPREHENSIVE PLAN AMENDMENTS

#### General Location Map

Islamorada, Village of Islands  
Proposed Amendment Package #12-2ACSC

Sources: Monroe County, SFRPC.

Note: For planning purposes only. All distances are approximate.

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

**Aerial Map**

Islamorada, Village of Islands  
Proposed Amendment Package #12-2ACSC  
0.53 acres from Conservation to Mixed Use

Sources: Monroe County, SFRPC.

Note: For planning purposes only. All distances are approximate.