



MEMORANDUM

AGENDA ITEM #III.F.2

DATE: NOVEMBER 7, 2011

TO: COUNCILMEMBERS

FROM: STAFF

SUBJECT: ISLAMORADA, VILLAGE OF ISLANDS, ADOPTED COMPREHENSIVE PLAN
AMENDMENT DCA #11-1ACSC

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, adopted comprehensive plan amendment #11-1ACSC contains one text and two map amendments.

The Council reviewed the proposed amendment on July 11, 2011, and found Map Amendment 1 to be generally inconsistent with the *SRPP*. Map Amendment 2 and text Amendment 3 were found to be generally consistent with the *SRPP*.

The Islamorada, Village of Islands, Council approved adopted Amendment 1 by a vote of 4-1 and Amendments 2 and 3 by a vote of 5-0 on September 22, 2011.

Since transmittal, staff analysis confirms the issue raised concerning Map Amendment 1 remains unresolved. Adopted Amendments 2 and 3 are generally compatible and supportive of the Goals and Policies of the *SRPP*.

Please see the attached amendment review form for more information concerning Amendment 1.

Recommendation

Find Map Amendment 1 of Islamorada, Village of Islands, adopted amendment package #11-1ACSC generally inconsistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*.

Find Amendments 2 and 3 of Islamorada, Village of Islands, adopted amendment package #11-1ACSC generally consistent with the *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.F.2; 11/7/11.

Local Government Amendment Number: **Islamorada, Village of Islands #11-ACSC Adopted**

Date Comments due to Local Government: 10/30/11.

Date Mailed to Local Government and State Land Planning Agency: Prior to 10/30/11.

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

SUMMARY OF ADOPTED MAP AND TEXT AMENDMENTS				
Amendment		Description	Staff Recommendation	VC Vote
1	FLRZ 10-03 Planmac Company, Inc. (MM 75.7, Lower Matecumbe Key)	FLUM Amendment: one parcel, 1.41 acres From: Residential Low (RL) To: Residential High (RH)	Generally Inconsistent with the SRPP	4-1
2	FLRZ 11-01 Plantation Acquisitions, LLC (MM 87.7, Plantation Key)	FLUM Amendment: two parcels, 0.70 acre From: Residential Medium (RM) To: Mixed Use (MU)	Generally Consistent with the SRPP	5-0
3	Village-Sponsored Text Amendment: Updating Capital Improvements Element	Revision to Table 9-1 in the Capital Improvements Element of the Comprehensive Plan to reflect FY 2010-11 capital improvements needs.	Generally Consistent with the SRPP	5-0

VC: Village Council

1. FLRZ-10-03 - Future Land Use Map Amendment, Mile Marker 75.7, Lower Matecumbe Key

Adopted map Amendment 1 changes the future land use on a parcel of 1.41 acres located at 75700 Overseas Highway (bayside), on Lower Matecumbe Key (see Attachment 2), from Residential Low (RL) to Residential High (RH).

The property, which includes frontage on US 1 and extends to Florida Bay, is currently developed with a single-family residence and accessory garage built in 1954. Adjacent uses include townhouses to the northeast and a resort to the southwest, with single-family homes across US 1 to the southeast. The current future land use allows one dwelling unit and one caretaker's cottage (accessory to a principal use) per two acres. The property is non-conforming as to density. The adopted future land use allows eight market-rate units; it also could allow up to 16 units for transfers of development rights or 21 units for affordable housing. The Village staff report observes that this would result in a significant increase in the residential development potential of the parcel, and would be inconsistent with the historical designation and current use. Village staff recommended denial of the amendment.

Objection

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 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 adopted amendment increases the development potential of the subject property, which is inconsistent with the Village Plan, and creates an additional burden for State, regional and local efforts to protect the Florida Keys through the retirement of excess development rights.

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

Adopted future land use map Amendment 1 will increase the overall amount of development in the Village, which would be contrary to policies elsewhere in the Village Comprehensive Plan, and potentially compromise the effort to avoid overdevelopment in the Florida Keys in order to protect Natural Resources of Regional Significance.

Applicable *SRPP* Goals and Policies:

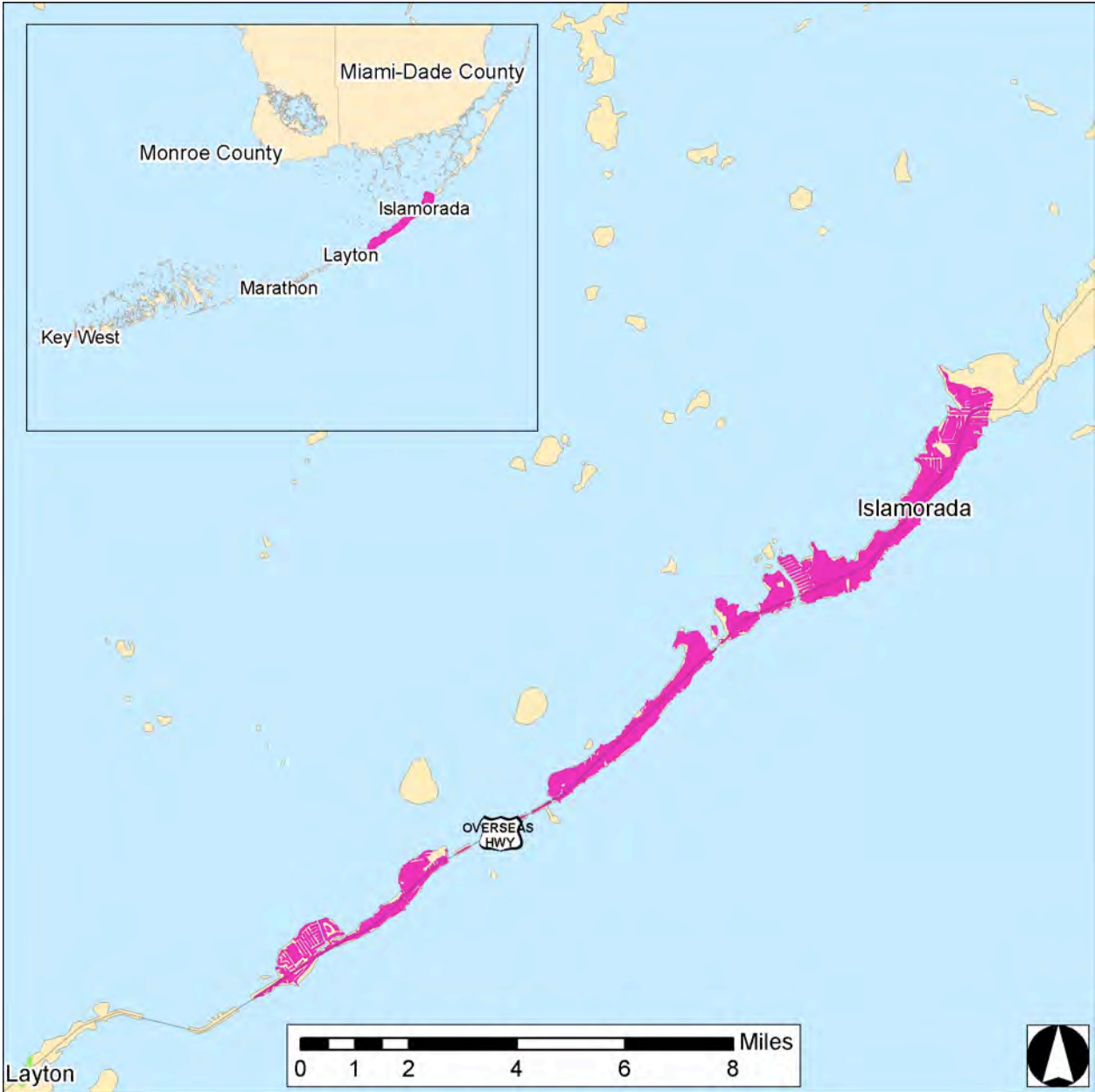
GOAL 14 **Preserve, protect, and restore Natural Resources of Regional Significance.**

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.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

Islamorada, Village of Islands
Adopted Amendment Package #11-1ACSC

Sources: FDEP, SFWMD, Monroe County, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Islamorada, Village of Islands
Adopted Amendment Package #11-1ACSC
Amendment #1 - FLRZ-10-03, Mile Marker 75.7, Lower Matecumbe Key

From: Residential Low (RL)
To: Residential High (RH) - 1.41 acre

Sources: Monroe County, Islamorada, Village of Islands
Note: For planning purposes only. All distances are approximate.