



MEMORANDUM

AGENDA ITEM #III.C.1

DATE: AUGUST 1, 2011

TO: EXECUTIVE COMMITTEE

FROM: STAFF

SUBJECT: MONROE COUNTY PROPOSED COMPREHENSIVE PLAN AMENDMENT #11-1ACSC

Community Profile

Monroe County, incorporated in 1824, is the southernmost county in the State of Florida. The County consists of a mainland portion (782 square miles) bordered by Collier County to the north and Miami-Dade County to the east, and an archipelago (102 square miles), known as the Florida Keys, extending from northeast to southwest for 120 miles, and separating the Gulf of Mexico from the Atlantic Ocean. The mainland portion is occupied by Everglades National Park and Big Cypress National Preserve and is virtually uninhabited. Monroe County's permanent resident population has declined in recent years, falling from 79,589 in 2000 to 73,090 in 2010. A similar pattern has been observed in the resident population of the unincorporated portion of the county, which was 33,044 according to the 2010 Census. The seasonal population in the Florida Keys is significant. The economy of Monroe County is based on tourism, fishing, retirees, and the military.

The majority of Monroe County is environmentally sensitive, comprised of mangrove wetlands, tropical hardwood hammocks, and rare and endangered species habitats, with world-renowned coral reefs offshore. With one main highway (US 1) serving the entire population, traffic is a concern, particularly during hurricane evacuations. Lack of adequate infrastructure for stormwater and wastewater magnifies the effects of potential population growth on nearshore coastal waters. The desirability of the County as a place to live and the limited amount of allowable development have made land costs expensive, which impacts the affordable housing supply. With infrastructure and the environment showing signs of stress and thousands of undeveloped platted lots, the Florida Keys has been designated an Area of Critical State Concern, under Chapter 380.05, Florida Statutes. The general location of the County is shown in Attachment 1.

Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed comprehensive plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses effects on regional resources or facilities identified in the *SRPP* and extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of the affected local government (§163.3184(5), Florida Statutes). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Florida Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

Summary of Staff Analysis

Proposed amendment package #11-1ACSC consists of two text amendments to the Monroe County Year 2010 Comprehensive Plan.

Impact Analysis

Staff analysis confirms the Monroe County proposed amendment package #11-1ACSC is generally consistent with the *SRPP*. A detailed review of the amendment is attached.

The Monroe County Commission unanimously approved (5-0) both proposed amendments on June 20, 2011.

Recommendation of Consistency with the Strategic Regional Policy Plan (SRPP)

Find Monroe County proposed amendment package #11-1ACSC generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
STATE COORDINATED AMENDMENT REVIEW FORM**

1. Local government name: Monroe County.
2. Amendment number: 11-1ACSC.
3. Is the Regional Planning Council (RPC) precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5) of the Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C); or commenting on the proposed amendment pursuant to s. 163.32465(4)(b), F.S.? No.
4. Date DCA notified RPC that amendment package was complete, if applicable: June 30, 2011.
5. Date amendment review must be completed and transmitted to DCA: July 29, 2011.
6. Date the amendment review will be transmitted to DCA: July 29, 2011. The Council will take final action on the amendment, with a copy transmitted to DCA, on August 1, 2011.
7. Description of the amendment:

Proposed amendment package #11-1ACSC consists of two text amendments to the Monroe County Year 2010 Comprehensive Plan. The first amendment (Resolution 172-2011) would modify Policy 101.2.6 to extend the existing moratorium on new transient units, such as hotel or motel rooms, or campground, recreational vehicle or travel trailer spaces, until May 1, 2014. This change would align the moratorium schedule with the anticipated submittal date for the Monroe County Evaluation and Appraisal Report (EAR), pursuant to HB 7207 adopted by the Florida Legislature in 2011. The proposed extension would allow time for staff to conduct a study of transient unit needs as part of the EAR development. The second amendment (Resolution 173-2011) would modify Goal 107 and Objective 107.1 to clarify the definition and application of sub-area designations that limit the density and intensity allowed within Future Land Use Map categories.

8. Is the amendment consistent with the Strategic Regional Policy Plan (SRPP)?

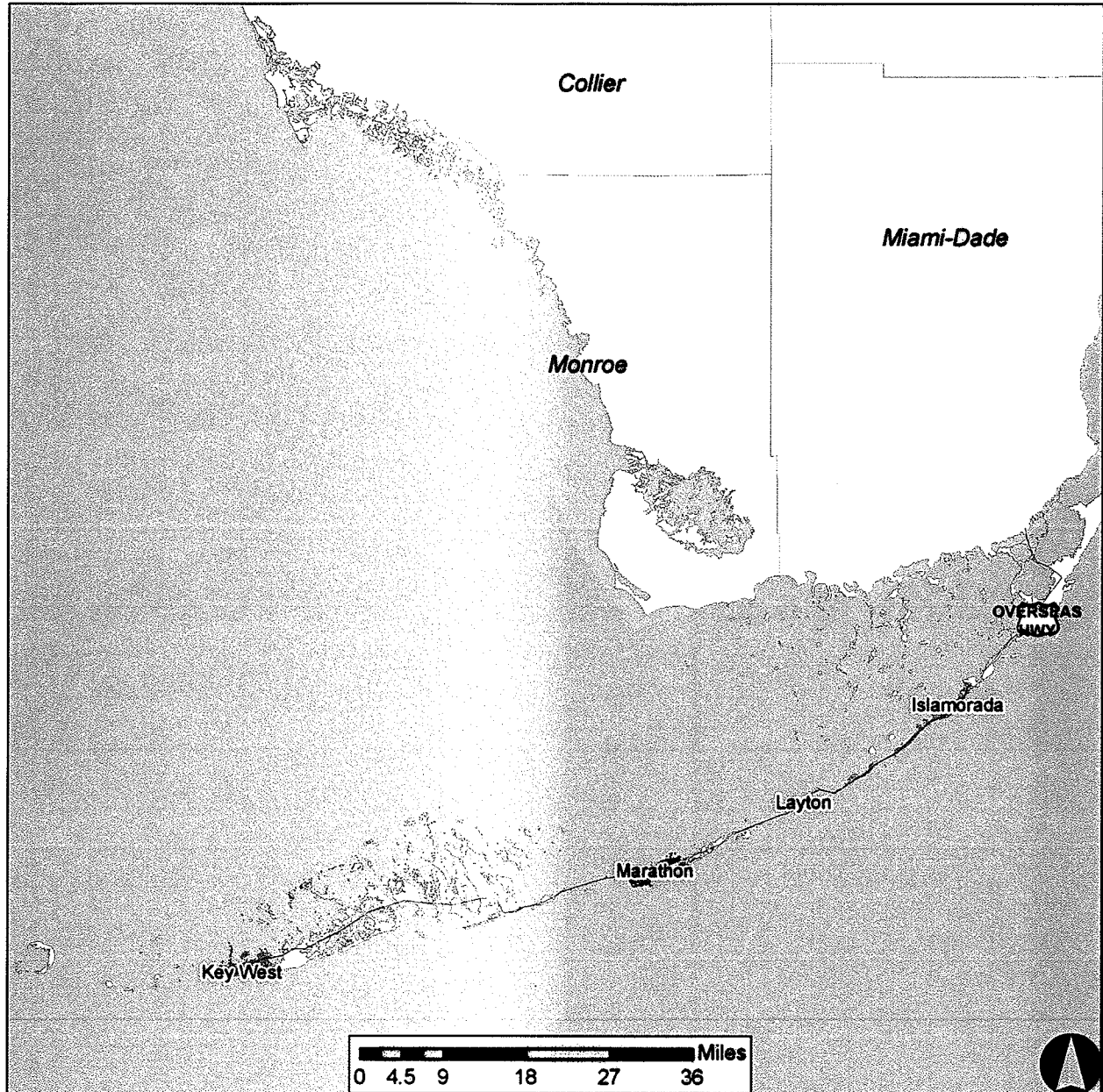
Staff analysis confirms the Monroe County proposed amendment package #11-1ACSC is generally consistent with the SRPP.
9. Applicable SRPP Goals and Objectives: *Not Applicable.*
10. The effects on the proposed amendment on regional resources or facilities identified in the SRPP: *Not Applicable.*
11. Extra-Jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected Local Government: *Not Applicable.*
12. Compatibility among local plans including, but not limited to, land use and compatibility with military bases: *Not Applicable.*
13. Impacts to significant regional resources and facilities identified in the SRPP, including, but not limited to, impacts on groundwater recharge and the availability of water supply: *Not Applicable.*

14. Affordable housing issues and designation of adequate sites for affordable housing: *Not Applicable.*
15. Protection of natural resources of regional significance identified in the SRPP including, but not limited to, protection of spring and groundwater resources, and recharge potential: *Not Applicable.*
16. Compatibility with regional transportation corridors and facilities including, but not limited to, roadways, seaports, airports, public transportation systems, high speed rail facilities, and intermodal facilities: *Not Applicable.*
17. Adequacy and compatibility with emergency preparedness plans and local mitigation strategies including, but not limited to, the impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, and hazard mitigation:

Extension of the moratorium would ensure that no additional transient units will be permitted that might increase Monroe County's hurricane evacuation clearance time until a study can determine the need for additional units.

18. Analysis of the effects of extra-jurisdictional impacts which may be created by the amendment: *Not Applicable.*

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

Monroe County
Proposed Amendment Package #11-1ACSC

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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