



MEMORANDUM

AGENDA ITEM #7b

DATE: DECEMBER 6, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: MONROE COUNTY ADOPTED REMEDIAL COMPREHENSIVE PLAN AMENDMENT
DCA #10-R1

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 76,801 in 2008, but rose in 2010 to 76,887. A similar pattern has been observed in the resident population of the unincorporated portion of the county, which was estimated at 35,133 in 2010. 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 the effects on regional resources or facilities identified in the *SRPP* and extrajurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Fla. Stat.). 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, Fla. 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.

Staff Analysis

Monroe County adopted remedial amendment package #10-R1 contains revisions to the Monroe County Year 2010 Comprehensive Plan and Future Land Use Map related to the creation and designation of the Ramrod Key Mixed Use Area 1. This remedial amendment was adopted pursuant to a Stipulated Settlement Agreement (SSA) with the Florida Department of Community Affairs (DCA).

The County and DCA entered into a SSA outlining the following remedial actions necessary to bring the Comprehensive Plan into compliance. New Goal and Objective 107 directs the County to regulate land use and development activities of scarified and/or filled portions of parcels containing environmentally sensitive areas to protect natural resources through the creation of Future Land Use Element Sub-Area Policies. New Policy 107.1.2 establishes the specific allowable uses for a new Sub-Area known as Ramrod Key Mixed Use Area 1. The land use designation for a total of 11.06 acres on Ramrod Key was also changed on the Future Land Use Map from Residential Low to Ramrod Key Mixed Use Area 1.

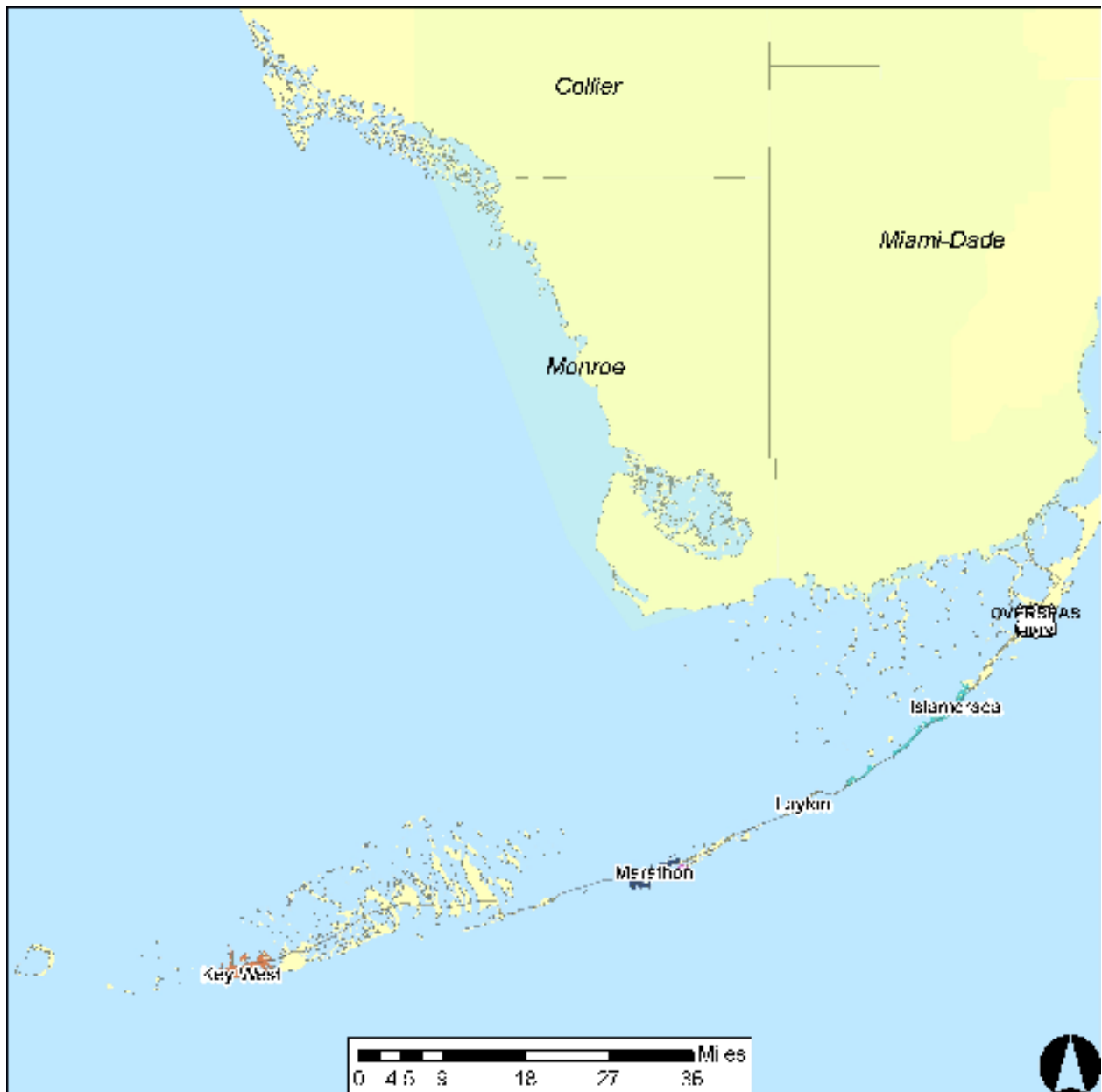
Staff analysis confirms the adopted remedial amendment is generally consistent with the *SRPP*.

The Monroe County Board of County Commissioners approved (4-1) the adopted remedial amendment at its October 20, 2010 meeting.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find the Monroe County adopted remedial amendment package #10-R1 generally consistent with the Strategic Regional Policy Plan for South Florida. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

Monroe County
Adopted Amendment #10-R1

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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