



MEMORANDUM

AGENDA ITEM #7c

DATE: JANUARY 3, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: ISLAMORADA, VILLAGE OF ISLANDS, ADOPTED COMPREHENSIVE PLAN
AMENDMENT
DCA #10-2

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 an estimated population of 7,144 in 2010, and a land area of 4,552 acres (7.1 square miles), with a population density of approximately 1,001 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.

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

The Islamorada, Village of Islands, adopted amendment package #10-2 includes text amendments to the Future Land Use and Coastal Management Elements and one (1) Future Land Use Map change (visit http://www.sfrpc.com/council/Agenda%20SEP%2010_6b.pdf for map depictions).

The proposed amendment was reviewed at the September 13, 2010 Council meeting and found to be generally consistent with the *SRPP*, with the exception of a Village-sponsored text amendment to the Future Land Use Element related to its potential to compromise the Village’s efforts to avoid overdevelopment in the Florida Keys in order to protect Natural Resources of Regional Significance.

A summary of the adopted amendments are presented in the table below.

SUMMARY OF ADOPTED TEXT AND MAP AMENDMENTS			
Amendment	Description	Staff Recommendation	VC Vote
County Ordinance 10-17; Village-Sponsored Text Amendment: Transferable Development Rights (TDRs)	Revision to Policy 1-3.1.4 in the Future Land Use Element of the Comprehensive Plan, related to transfer of development rights	Generally Consistent with the SRPP	5-0
County Ordinance 10-18; Village-Sponsored Text Amendment: Vacation Rentals	Revision to Policy 1-2.4.7 in the Future Land Use Element of the Comprehensive Plan, related to limits on transient rental use of residential properties	Generally Consistent with the SRPP	4-0
County Ordinance 10-18; Village sponsored Map amendment (FLRZ 10-07; MM 86, Plantation Key)	FLUM Amendment: one parcel, 0.33 acres <i>From: Conservation (C)</i> <i>To: Mixed Use (MU)</i>	Generally Consistent with the SRPP	4-0
County Ordinance #10-20; Text Amendment (TA-10-02) Proposed by John Kocol	Revision to Policies 1-4.9.4 in the Future Land Use Element and 5-1.1.9 and 5-1.2.9 in the Coastal Management Element of the Comprehensive Plan, related to shoreline access	Generally Consistent with the SRPP	4-0

VC = Islamorada Village Council

FLUM = Future Land Use Map

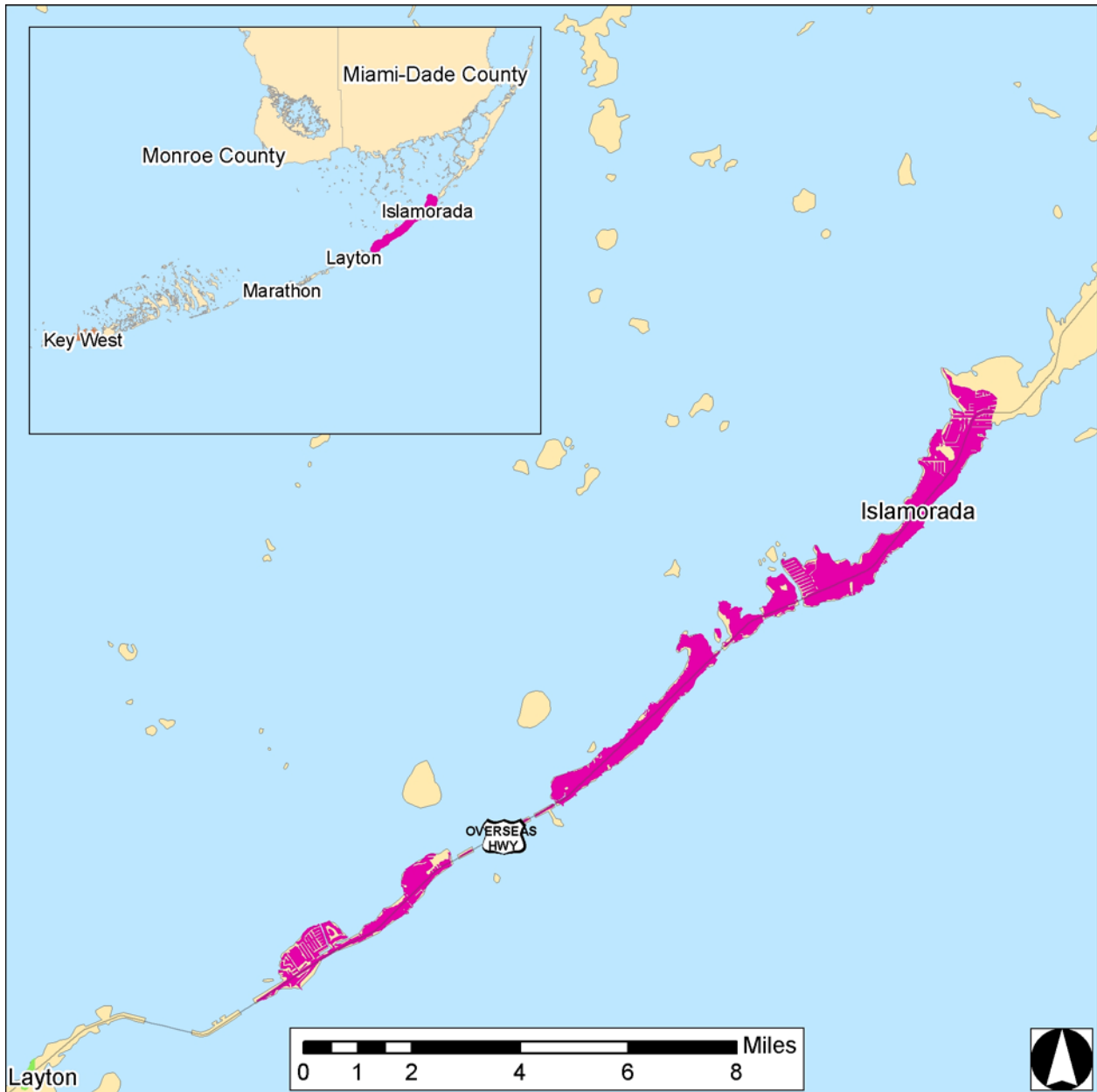
The amendment package was adopted as proposed with minor revisions. The Village clarified Policy 1-3.1.4 in County Ordinance 10-17 to reflect the amount of development on the sender site or “receiver site” will be limited to the permitted density on the site at the time of the transfer. In addition, the Village updated its Recreation, Open Space, Shoreline Access, and Recreational Resources Inventory. Staff analysis confirms the text changes and the FLUM change is generally consistent with the *SRPP*.

The Islamorada, Village of Islands, Council approved the adopted amendments at its November 18, 2010 meeting.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find the Islamorada, Village of Islands, adopted amendment package #10-2 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

Islamorada, Village of Island
Adopted Amendment #10-2

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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