



MEMORANDUM

AGENDA ITEM #III.F.2

DATE: JULY 11, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: ISLAMORADA, VILLAGE OF ISLANDS, PROPOSED 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.

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 Florida Department of Community Affairs (DCA) 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 DCA #11-1ACSC consists of two changes to the Village’s Future Land Use Map (FLUM) and one text amendment updating the Capital Improvements Element of the Comprehensive Plan.

SUMMARY OF PROPOSED MAP AND TEXT AMENDMENTS					
Amendment		Description	Attach- ment	Staff Recommendation	VC Vote
1	FLRZ 10-03 Planmac Company, Inc. (MM 75.7, Lower Matecumbe Key)	FLUM Amendment: one parcel, 1.41 acres <i>From: Residential Low (RL)</i> <i>To: Residential High (RH)</i>	2	Generally Inconsistent with the SRPP	3-2
2	FLRZ 11-01 Plantation Acquisitions, LLC (MM 87.7, Plantation Key)	FLUM Amendment: two parcels, 0.70 acre <i>From: Residential Medium (RM)</i> <i>To: Mixed Use (MU)</i>	3	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.	N.A.	Generally Consistent with the SRPP	5-0

VC = Islamorada Village Council
N.A. = Not Applicable

FLUM = Future Land Use Map

Impact Analysis

Staff analysis confirms that Amendment 1 of the Islamorada, Village of Islands, proposed amendment package #11-1ACSC is generally inconsistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*, 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.

The Islamorada, Village of Islands, Council approved proposed Amendment 1 by a vote of 3-2, and proposed Amendments 2 and 3 by a vote of 5-0, on May 26, 2011.

The amendment reviews are detailed on the attached Form C-7, pursuant to DCA requirements for proposed Local Government Comprehensive Plan reviews.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find Amendment 1 of Islamorada, Village of Islands, proposed 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, proposed amendment package #11-1ACSC generally consistent with the SRPP. Approve this staff report for transmittal to the Florida Department of Community Affairs.

FORM C-7

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
AMENDMENT REVIEW FORM
FY 2010-2011

1. Local Government Name: Islamorada, Village of Islands
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 the amendment package was complete, if applicable: June 6, 2011.
5. Date amendment review must be completed and transmitted to DCA: July 6, 2011.
6. Date the amendment review will be transmitted to DCA: July 5, 2011. The Council will take final action on the amendment, with a copy transmitted to DCA, on July 11, 2011.
7. Description of the amendment:

For purposes of the review, the amendment package has been divided into three Amendments (1, 2 and 3).

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

This proposed amendment to the Future Land Use Map would change 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 proposed future land use would allow 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 proposed amendment would increase the development potential of the subject property, which is inconsistent with the Village Plan, 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.

Recommendation

The Village should present documentation to demonstrate an additional purpose that would be achieved by increasing the density on the subject property. Otherwise, the Village should encourage the applicant to consider other options for the property that would result in no net increase in residential density.

2. FLRZ-11-01 – Future Land Use Map Amendment, Mile Marker 87.7, Plantation Key

This proposed amendment to the Future Land Use Map would change the future land use on two parcels with an area of 0.70 acre located at 87760 Overseas Highway, on Plantation Key (see Attachment 3), from Residential Medium (RM) to Mixed Use (MU).

The property, which includes frontage on US 1, is currently undeveloped and vacant. To the northeast is a 0.83-acre development known as the Islamorada Motel, which includes 13 hotel rooms and one affordable manager’s residence. Other adjacent uses include single family to the southwest and north, across Plantation Boulevard, and commercial across US 1 to the southeast. The current future land use allows one dwelling unit per lot. The applicant proposes to incorporate these lots into the replacement and redesign of the Islamorada Motel site on the neighboring lots. The applicant offered to unify the title for the combined properties, and a declaration of restrictive covenants that would limit the development rights on the combined property to those that currently exist on the Islamorada Motel site. Thus the proposed change would reduce the development potential of the combined site by the two units that could be built on the subject site under its current future land use.

3. Village-Sponsored Text Amendment with Updates to the Capital Improvements Element

The proposed amendment would update Table 9.1 – Capital Improvement Program for Fiscal Year 2010-11. Table 9-1 addresses capital improvement needs within the Transportation, Public Facilities, and Recreation and Open Space elements, considering the level of service standards established and adopted as part of the Element, and commits a total of \$427,969 for the current fiscal year.

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

Staff analysis confirms that Amendment 1 of the Islamorada, Village of Islands, proposed amendment package #11-1ACSC is generally inconsistent with the SRPP.

Staff analysis confirms that Amendments 2 and 3 of the Islamorada, Village of Islands, proposed amendment package #11-1ACSC are generally consistent with the SRPP.

9. Applicable SRPP Goals and Policies:

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

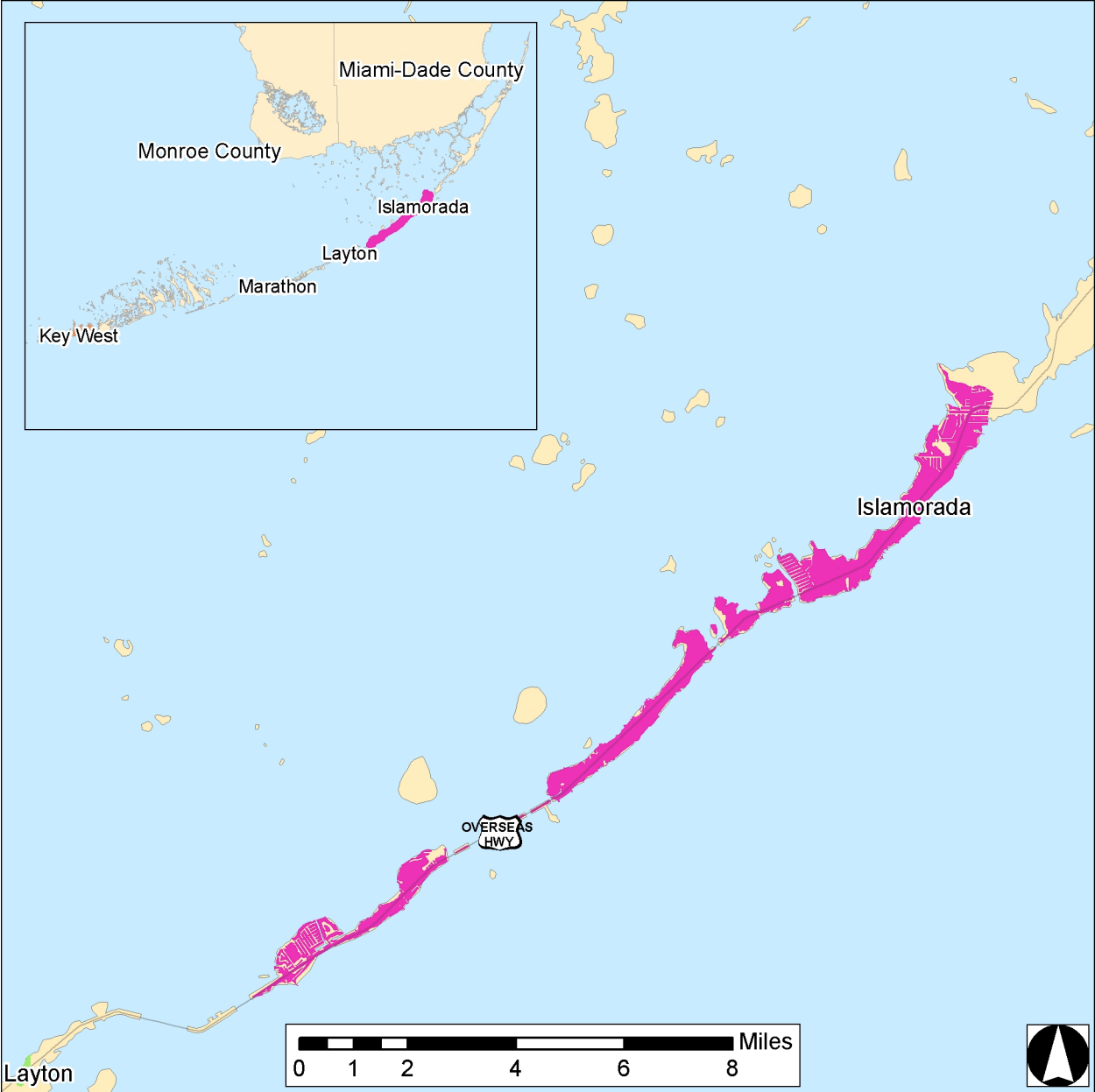
Policy 14.4 Direct land uses that are not consistent with the protection and maintenance of natural resource values away from Natural Resources of Regional Significance, adjacent buffer areas, and other natural resource areas.

10. The effects of the proposed amendment on regional resources or facilities identified in the SRPP:

The proposed future land use map amendment could lead to an increase in the overall amount of development in the Village, which would be contrary to policies elsewhere in the Village comprehensive plan, and could compromise the effort to avoid overdevelopment in the Florida Keys in order to protect Natural Resources of Regional Significance.

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: *Not Applicable*.
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

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

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

Attachment 2



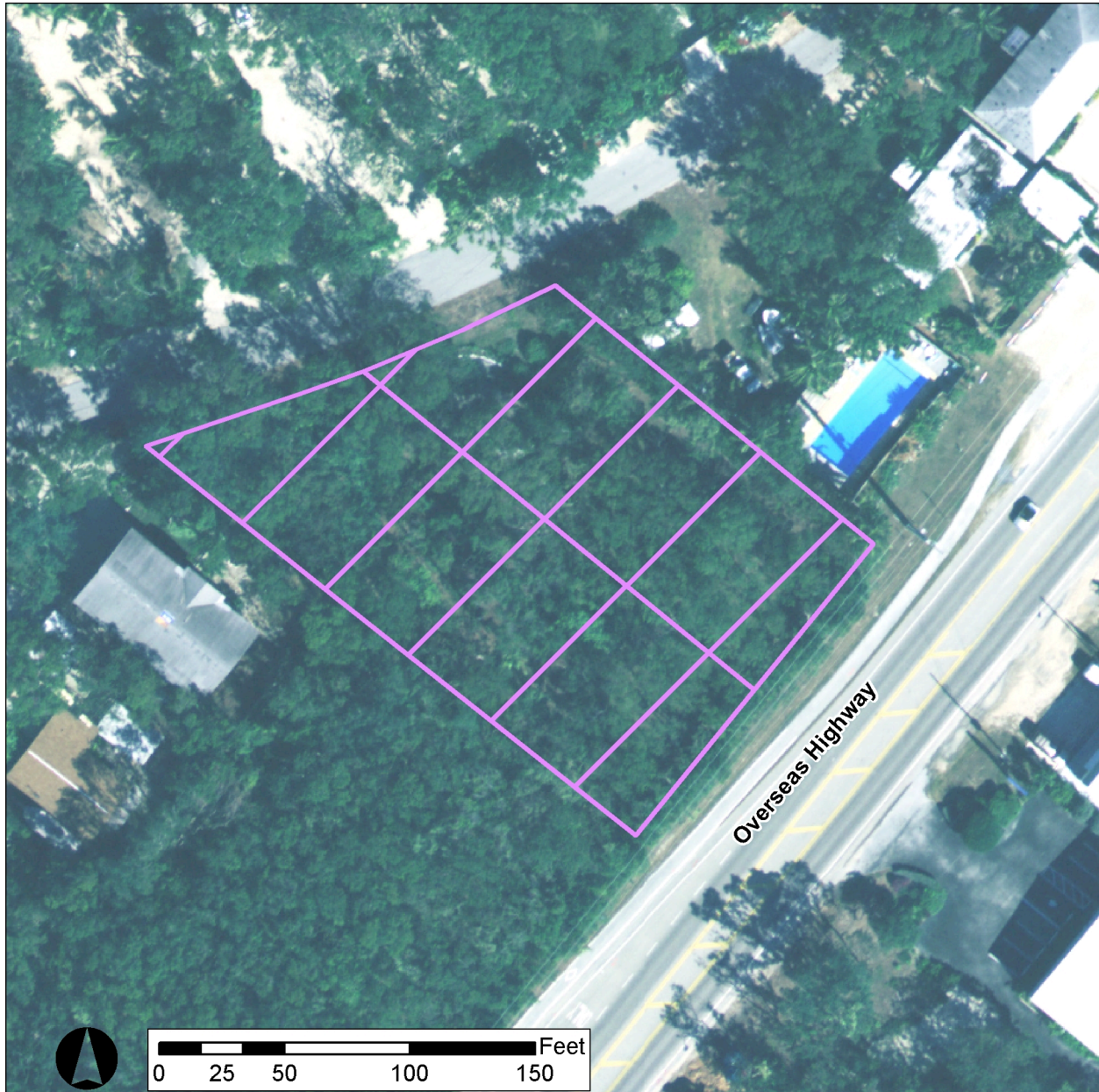
COMPREHENSIVE PLAN AMENDMENTS

Islamorada, Village of Islands
Proposed 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.

Attachment 3



COMPREHENSIVE PLAN AMENDMENTS

Islamorada, Village of Islands
Proposed Amendment Package #11-1ACSC
Amendment #2 - FLRZ-11-01, Mile Marker 87.7, Plantation Key

From: Residential Medium (RM)
To: Mixed Use (MU) - 0.70 acre

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