



MEMORANDUM

AGENDA ITEM #7g

DATE: OCTOBER 4, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: ISLAMORADA, VILLAGE OF ISLANDS, ADOPTED COMPREHENSIVE PLAN
AMENDMENT
DCA #10-1

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 7,120 in 2009, 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 #10-1 includes a group of text amendments to the Future Land Use, Housing, Public Facilities, Coastal Management, Conservation, Recreation and Open Space, and Capital Improvements Elements, and four (4) Future Land Use Map changes (visit http://www.sfrpc.com/council/Agenda%20Jun10_6d.pdf for map depictions).

The proposed amendment was reviewed at the June 7, 2010 Council meeting and found to be generally consistent with the *SRPP*), with the exception of two (2) FLUM changes (FLRZ 10-01 and 10-02) due to inadequate data and analysis for compatibility of uses. A summary of the amendments is presented in the table below.

SUMMARY OF ADOPTED TEXT AND MAP AMENDMENTS			
Amendment	Description	Staff Recommendation	VC Vote
Text Amendment 10-1	Updates to implementation language in Objectives and Policies in seven (7) Elements of the Comprehensive Plan, including Monitoring and Review Criteria.	Generally Consistent with the SRPP	5-0
FLRZ 10-01 Islamorada, Village of Islands (MM90, Plantation Key)	FLUM Amendment: four parcels with a total of 21,000 square feet <i>From: Public/Semi-Public (PS)</i> <i>To: Mixed Use (MU)</i>	Generally Consistent with the SRPP	5-0
FLRZ 10-02 Islamorada, Village of Islands (MM90, Plantation Key)	FLUM Amendment: eight parcels with a total of 42,000 square feet <i>From: Residential Medium (RM)</i> <i>To: Mixed Use (MU)</i>	Generally Consistent with the SRPP	5-0
FLRZ 10-04 Islamorada, Village of Islands (MM80.8, Upper Matecumbe Key)	FLUM Amendment: two parcels with a total of 9 acres <i>From: Residential Conservation (RC) and Residential Low (RL)</i> <i>To: Conservation (C)</i>	Generally Consistent with the SRPP	5-0
FLRZ 10-05 Islamorada, Village of Islands (MM88.8, Plantation Key)	FLUM Amendment: one parcel, 0.33 acres <i>From: Public/Semi-Public (PS)</i> <i>To: Residential Medium (RM)</i>	Generally Consistent with the SRPP	5-0

VC = Islamorada Village Council

FLUM = Future Land Use Map

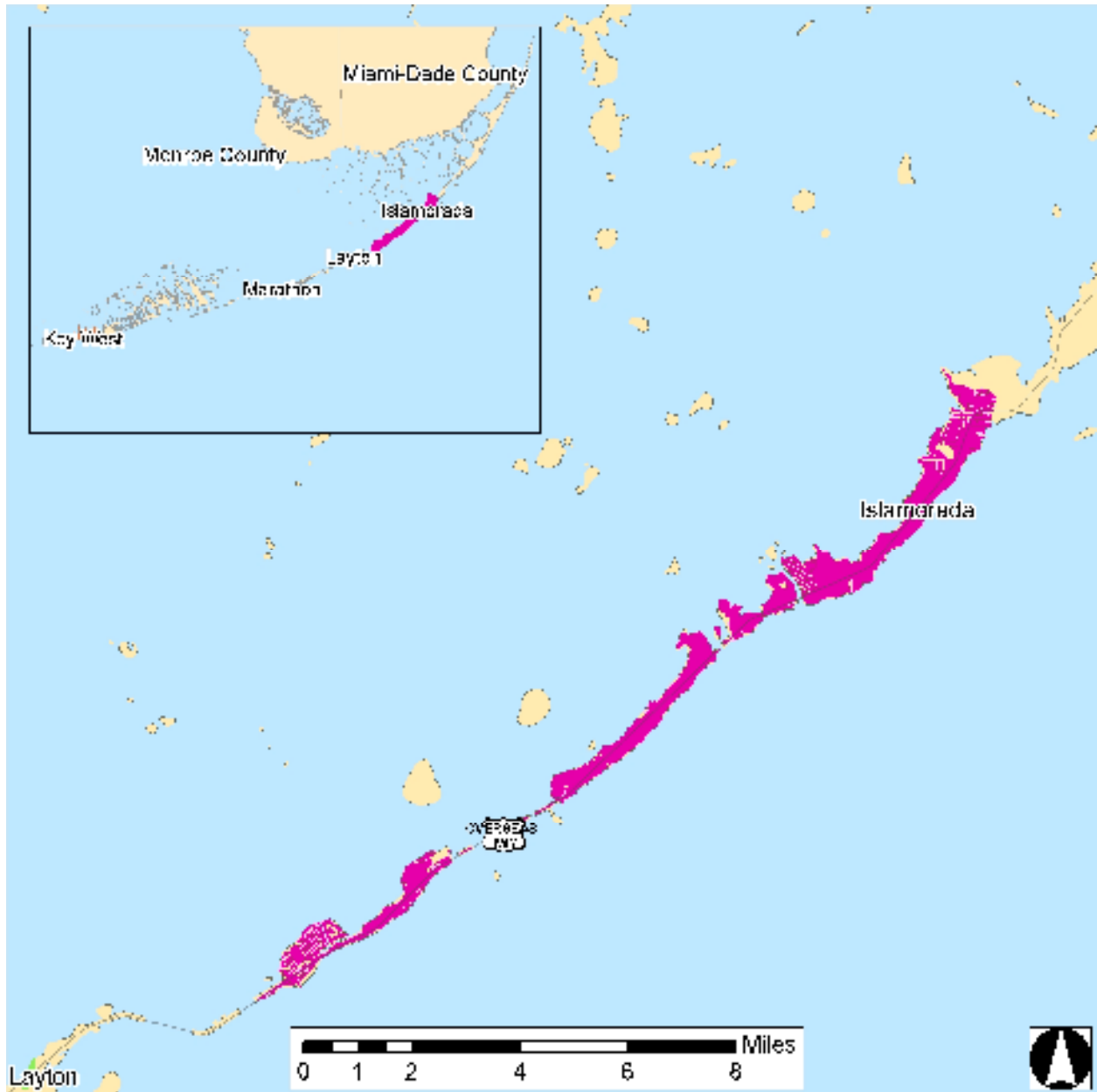
The amendment package was adopted as proposed with minor text revisions. The Village has set a minimum docking depth standard in sea grass bed areas and the Capital Improvements Plan reflects a new funding mechanism for the elimination of cesspits in the Village. The compatibility of uses for the map changes (FLRZ 10-01 and FLRZ 10-02) has been identified. Staff analysis confirms the group of text changes and the FLUM changes are generally consistent with the *SRPP*.

The Islamorada, Village of Islands, Council unanimously (5-0) approved the adopted amendment at its August 26, 2010 meeting.

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

Find the Islamorada, Village of Islands, adopted amendment package #10-1 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 #10-1

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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