



MEMORANDUM

AGENDA ITEM #6c

DATE: SEPTEMBER 13, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: MONROE COUNTY PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #10-2

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 2009 to 77,925. A similar pattern has been observed in the resident population of the unincorporated portion of the county, which was estimated at 36,268 in 2009. 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 #10-2 consists of a single text amendment to Policy 101.2.6 of the Monroe County Year 2010 Comprehensive Plan. The amendment would extend the existing moratorium on new transient units, such as hotel or motel rooms, or campground, recreational vehicle or travel trailer spaces, until December 31, 2011.

Impact Analysis

Staff analysis confirms the Monroe County proposed amendment package #10-2 is generally consistent with the *SRPP*.

The Monroe County Commission unanimously approved (5-0) the proposed amendment on July 21, 2010.

The amendment review is detailed on the attached Form C-7, pursuant to the Department of Community Affairs (DCA) requirements for proposed Local Government Comprehensive Plan reviews.

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

Find Monroe County proposed 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.

FORM C-7

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

1. Local government name: Monroe County
2. Amendment number: 10-2
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: July 30, 2010.
5. Date amendment review must be completed and transmitted to DCA: August 28, 2010.
6. Date the amendment review will be transmitted to DCA: August 27, 2010. The Council will take final action on the amendment, with a copy transmitted to DCA, on September 13, 2010.
7. Description of the amendment:

The proposed amendment would modify Policy 101.2.6 of the Monroe County Year 2010 Comprehensive Plan to extend the existing moratorium on new transient units, such as hotel or motel rooms, or campground, recreational vehicle or travel trailer spaces, until December 31, 2011. Data provided by the Tourist Development Council shows that from 1999 to 2009, occupancy rates varied between 66.4 and 72.2 percent, which indicates that there is not an urgent need to expand the available amount of transient units in Monroe County. The proposed extension would allow time for staff to conduct a study of transient unit needs as part of the Comprehensive Plan Update that is currently under way.

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

Staff analysis confirms the Monroe County proposed amendment package #10-2 is generally consistent with the SRPP.

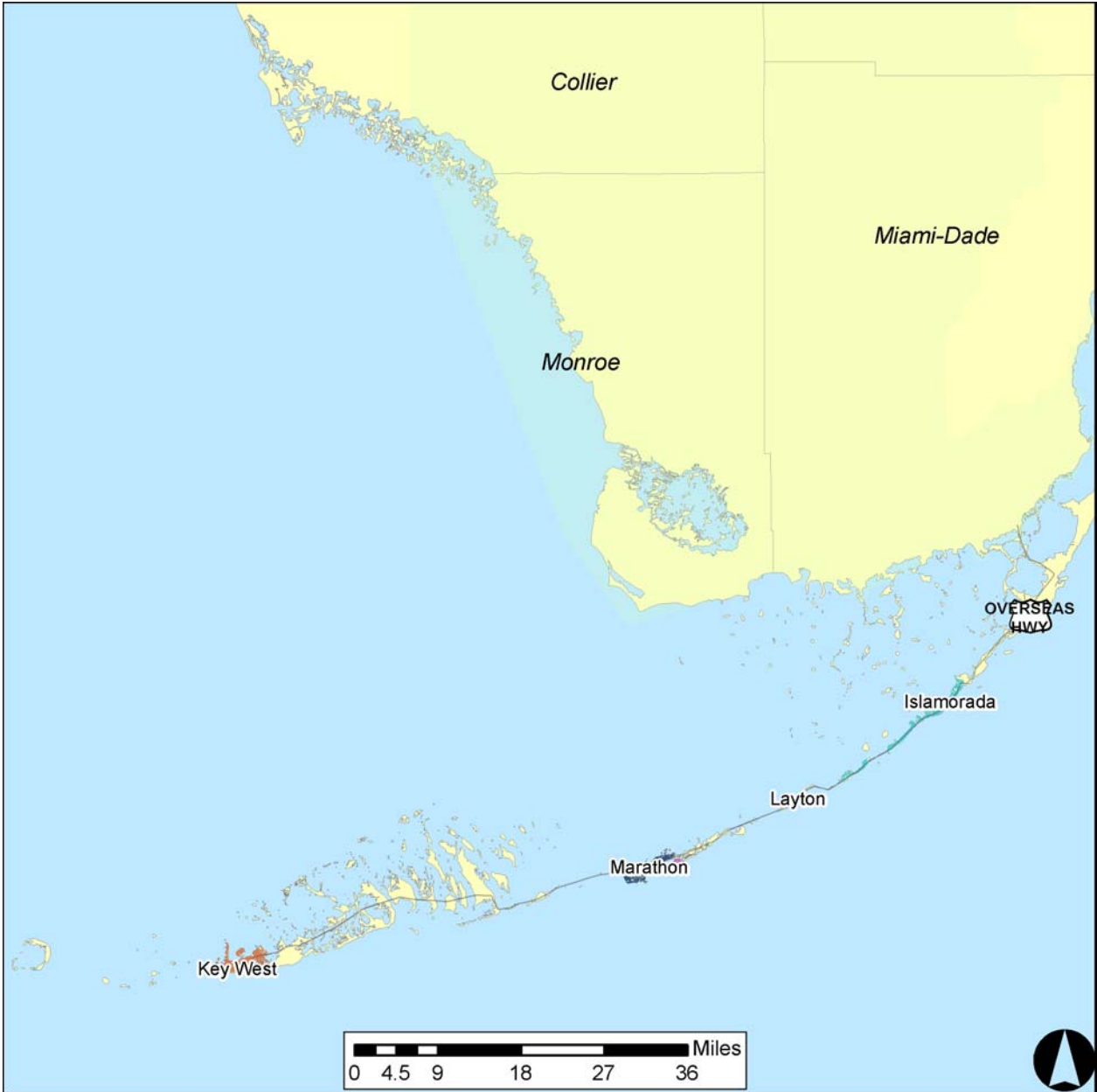
9. Applicable SRPP Goals and Objectives: *Not Applicable.*
10. The effects on the proposed amendment on regional resources or facilities identified in the SRPP: *Not Applicable.*
11. Extra-Jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected Local Government: *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.

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 #10-2

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