



MEMORANDUM

AGENDA ITEM #6b

DATE: APRIL 5, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: MONROE COUNTY PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #10-1

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, known as the Florida Keys, extending from northeast to southwest for 120 miles (102 square 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 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 can impact affordable housing supplies. 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. A 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), 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.

The SFRPC did not prepare the amendment package and, therefore, is not precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5), Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C.); or commenting on the proposed amendment pursuant to Section 163.32465(4)(b), F.S.

The Florida Department of Community Affairs (DCA) notified SFRPC that the amendment package was complete on: March 5, 2010.

The amendment review must be transmitted to DCA on: April 3, 2010.

The staff report was transmitted to DCA on: March 26, 2010; and the Board report will be transmitted on April 5, 2010.

Staff Analysis

Proposed amendment package #10-1 includes two amendments to the Future Land Use Map (FLUM).

SUMMARY OF PROPOSED MAP AND TEXT AMENDMENTS				
Amendment	Description	Attachment	Staff Recommendation	BOCC Vote
Monroe County owned conservation lands Resolution #061-2010	FLUM Amendments that would change 127 parcels throughout the Florida Keys from various FLUM designations to Conservation (C).	N/A	Generally Consistent with the <i>SRPP</i>	5-0
MDJ Investments, LLC, Key Largo Resolution #062-2010	FLUM Amendment (0.62-acre parcel) From: Residential Low To: Mixed Use / Commercial (MC)	2	Generally Consistent with the <i>SRPP</i>	5-0

BOCC = Monroe County Board of County Commissioners

FLUM = Future Land Use Map

Monroe County owned Conservation Lands Map Amendments (Resolution #061-2010)

This amendment proposes to change the Future Land Use Map (FLUM) for 127 County-owned vacant parcels from various land uses [Mixed Use/Commercial (MC), Residential Conservation(RC), Residential High (RH), Residential Low (RL), and Residential Medium (RM)] to Conservation (C). These parcels are located in the Tier I overlay (environmentally sensitive lands) and total 28.87 acres in size. The 127 parcels of land are scattered throughout the following Keys: Big Pine, Cudjoe, Key Largo, Sugarloaf, and Summerland.

This amendment would fulfill a Goal of a \$3.5 million grant from the Florida Communities Trust received by the County in 1994. The grant requires that all lands purchased be re-designated as Conservation (C) and to be used as such or for resource-based recreation purposes only.

The Monroe County Board of County Commissioners voted 5-0 to approve the proposed map amendments on February 22, 2010.

MDJ Investments LLC, Key Largo Map Amendment (Resolution #062-2010)

This amendment proposes to change the Future Land Use Map (FLUM) from Residential Low (RL) to Mixed Use/Commercial (MC) for a 0.62-acre parcel located at 99101 Overseas Highway, Key Largo. Attachment 2 presents an aerial photograph of the amendment site, which is located close to Mile Marker 99 on the ocean side, but adjacent to the Overseas Highway.

The existing use of the parcel is an office building, approximately 2,968 square feet in size. The surrounding parcels to the east and southeast contain federal, county, and privately owned lands; a Volunteer Fire Department to the north; the Key Largo Baptist Church to the south; and parcels in the U.S. 1 median contain commercial retail and some privately owned land. The Northstar Resort owns land across from the subject property on the gulf side.

County staff states the proposed amendment would retain the community character and quality of life in the area. In addition, the building on the site has been operating since 1958 and the map amendment is intended to correct data errors and consistency issues with the rezoning of the parcel from Residential (RU-1) to Business (BU-1) back in 1976.

The Monroe County Board of County Commissioners voted 5-0 to approve the proposed map amendments on February 22, 2010.

Impact Analysis

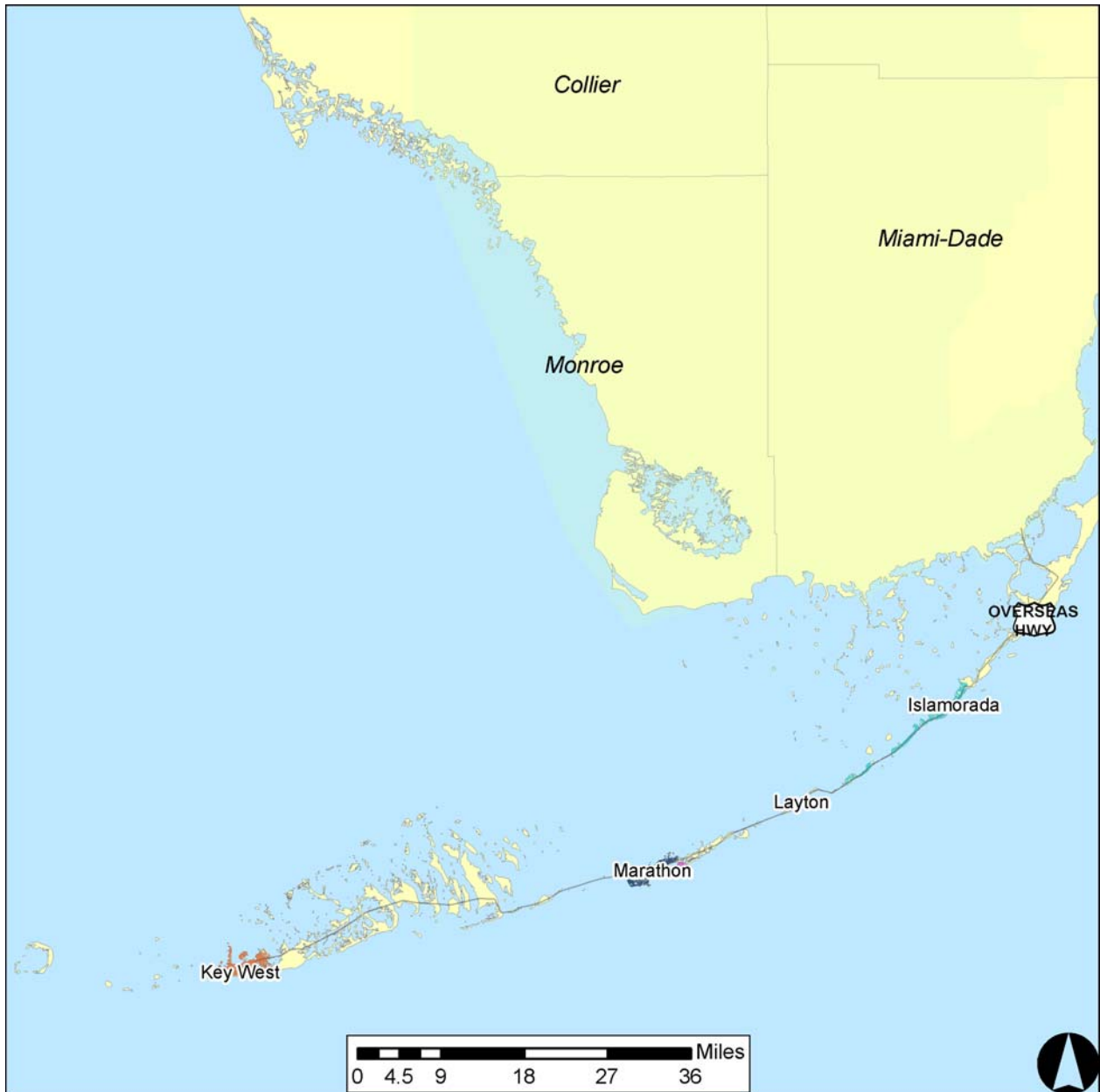
Staff analysis confirms the Monroe County proposed amendment package #10-1 would not result in compatibility, extra-jurisdictional, or affordable housing issues; or impact significant regional resources and facilities, natural resources, transportation systems, emergency preparedness plan and local mitigation strategies.

Since a detailed impact analysis is not applicable to the review of the proposed amendment, the related analysis sections found in the Department of Community Affairs (DCA) Amendment Review Form C-7 (Sections 9 through 18) have not been included in this staff report.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find the Monroe County Year 2010 Comprehensive Plan proposed amendment package #10-1 to be 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

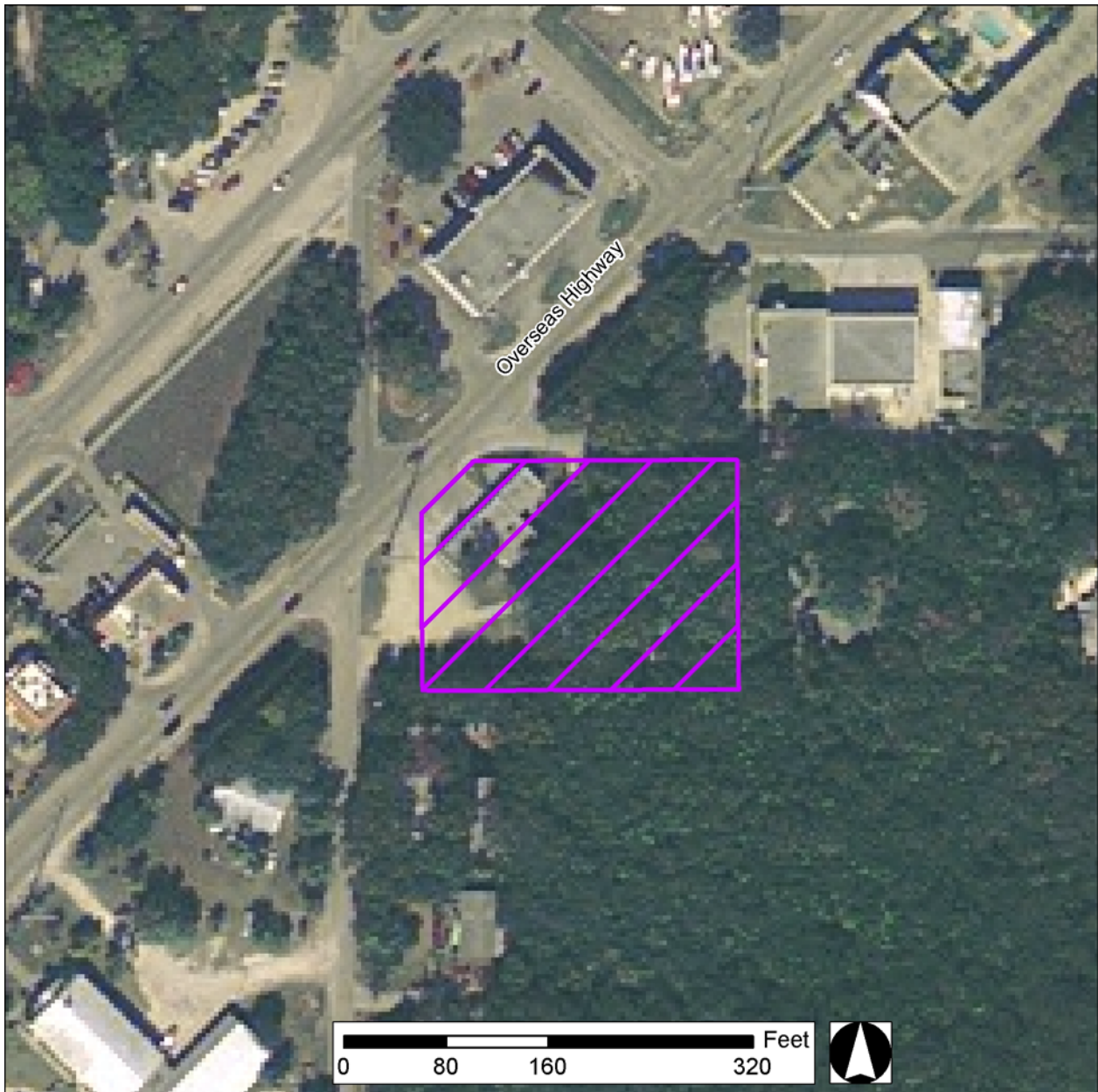
General Location Map

Monroe County
Proposed Amendment #10-1

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Monroe County Proposed Amendment #10-1

Resolution #062-2010

MDJ Investments, LLC (Mile Marker 99)

From: Residential Low (RL)

To: Mixed Use / Commercial (MC)

(0.62 acre)

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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