



MEMORANDUM

AGENDA ITEM #4c

DATE: AUGUST 4, 2008

TO: EXECUTIVE COMMITTEE

FROM: STAFF

SUBJECT: VILLAGE OF ISLAMORADA PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On June 30, 2008 Council staff received proposed amendment #08-1 to the Village of Islamorada Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

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 7,149 in 2007, and a land area of 3,796 acres (6 square miles), with a population density of approximately 1,192 people per square mile. The Village's 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.

Additional information regarding the Village or the Region may be found on the Council's website, www.sfrpc.com.

Summary of Staff Analysis

Proposed amendment #08-1 to the Village of Islamorada Comprehensive Plan contains text amendments to the Future Land Use, Transportation and Coastal Management Elements designed to protect and enhance the Working Waterfront. Attachment 1 illustrates the general location of the Village.

A summary of the proposed amendments in this package follows.

Summary of Plan Amendments

The Village Council adopted its Working Waterfronts Preservation Master Plan through a separate ordinance on June 26, 2008, the same day that it voted to transmit the proposed amendment #08-1 to the Village of Islamorada Comprehensive Plan. The Master Plan provides data and analysis to support the text amendments. It specifically identifies the 99 parcels in the Village that are designated Working Waterfront and are the subject of the proposed amendments which follow.

The primary component of the amendment package is proposed new Objective 1-4.9 in the Future Land Use Element, establishing the intent of the Village to “balance the protection of recreational and commercial Working Waterfronts with the provision of water-related recreational activities and with the preservation of coastal and natural resources.” Related Policies 1-4.9.1 to 1-4.9.4 are proposed to provide regulatory incentives, implement corresponding land development regulations, outline Working Waterfront strategies and ensure public access to the waterfront. Among other things, these policies provide that intensity bonuses may be given as an incentive to maintain and enhance Working Waterfront uses, and that legally established non-conforming structures containing Working Waterfront uses may be repaired or restored if damaged or destroyed.

Policies 1-2.1.4 and 1-2.4.5 would be modified to create a new sub-category for Working Waterfronts under the Mixed Use land use category. Working Waterfront properties would be assigned a non-residential intensity (floor-area ratio) of up to 0.35. This proposed change is comparable to what is allowed in the Village Activity Center sub-category and higher than what would otherwise be allowed elsewhere in the Village (0.25). The intent of this increased intensity is to enable property owners to further enhance the value of their properties while maintaining those uses necessary in Islamorada. Such water-related uses as restaurants and accessory shops would be allowed, reducing the number of current non-conforming uses.

Objective 1-2.4 would be modified to encourage the maintenance and enhancement of commercial fishing, sport fishing, charter boats and related traditional water dependent and water related uses.

Policy 1-3.1.1 would increase the total amount of non-residential development that could be allocated under the Building Permit Allocation System in the Village over the 20-year planning horizon from 50,190 to 98,468 square feet. The amount of non-residential development allowed in the Village is tied to the amount of residential development, which is spread out in annual allocations. The ratio of 102 square feet of non-residential development for every residential unit is less than half of the amount allowed in the City of Marathon and in unincorporated Monroe County (239 square feet). The Village proposes to increase the allocation to the same standard used elsewhere in the County in order to support the increased intensity proposed for Working Waterfront properties.

Policy 2-1.7.1 in the Transportation Element currently prohibits encroachments into Florida Department of Transportation (FDOT) right-of-way. The policy would be modified to allow, if approved by FDOT, parking areas associated with Working Waterfront properties adjacent to US 1 that have been historically used for parking since 1986. This change is intended to address the limited options for parking available to many Working Waterfront properties.

Policy 5-1.2.10 in the Coastal Management Element, which prohibits the establishment of new marinas in the Village, would be modified to limit the prohibition until criteria for marina siting are developed and adopted in the comprehensive plan.

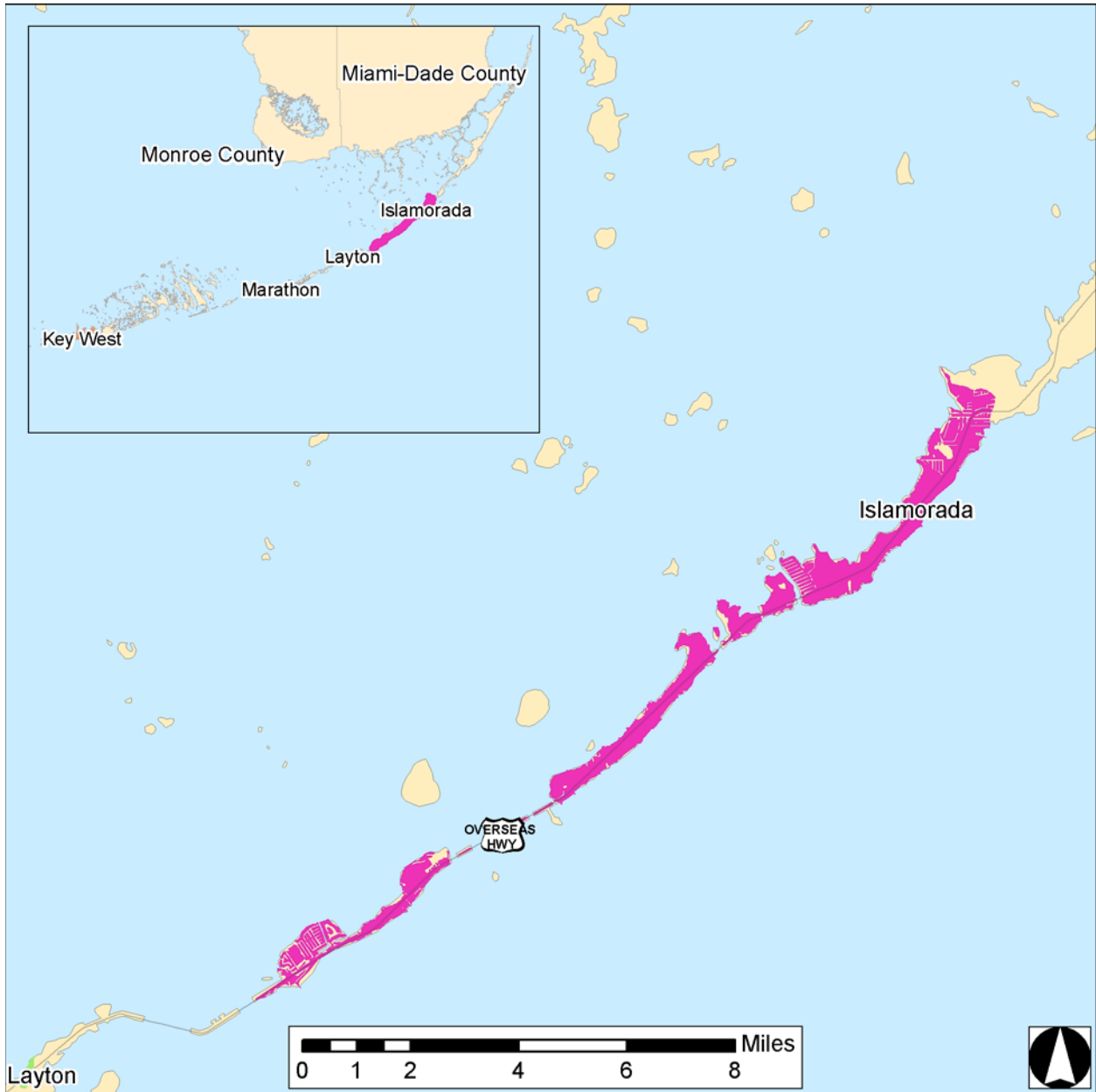
The Village Council approved the proposed amendment by a 5-0 vote on June 26, 2008.

Staff analysis confirms that the proposed amendments would support preservation of the Working Waterfront in the Village of Islamorada and are consistent with the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find proposed amendment package #08-1 to the Village of Islamorada Comprehensive Plan generally consistent with the goals and policies of 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

Location Map

Village of Islamorada
Proposed Amendment #08-1

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