



# MEMORANDUM

AGENDA ITEM #7b

DATE: DECEMBER 7, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: MONROE COUNTY ADOPTED COMPREHENSIVE PLAN AMENDMENT

## Introduction

On November 3, 2009, Council staff received adopted amendment package #09-2 to the Monroe County Year 2010 Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Proposed amendment #09-2 was reviewed at the August 3, 2009 Council meeting and the three text amendments were found to be generally consistent with the *SRPP*. The Council provided comments on one amendment related to review procedures for future land use amendments that would increase density or intensity. 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

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 transient 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.

Summary of Staff Analysis

Adopted amendment package #09-2 includes two text amendments. The amendments revise one existing Policy and include one new Policy in the Future Land Use Element of the Monroe County Year 2010 Comprehensive Plan in order to address issues related to (1) the existing moratorium on transient dwelling units; and (2) administrative relief procedures for both residential and non-residential development. In its review of the amendment package, the Florida Department of Community Affairs raised two objections to the third proposed amendment, which would have addressed future land use changes that increase density and intensity, and it was not adopted as part of this package.

A summary of the adopted amendments in this package is provided below.

<b>SUMMARY OF MONROE COUNTY ADOPTED AMENDMENT PACKAGE #09-2</b>			
<b>Amendment</b>	<b>Description</b>	<b>Staff Recommendation</b>	<b>BOCC Vote</b>
Moratorium for Transient Units Ordinance #35-2009	Text Amendment adopts revision to Policy 101.2.6 to extend the moratorium on new transient residential units to July 31, 2010.	<b>Generally Consistent with the SRPP</b>	5-0
Residential and Non-Residential Administrative Relief Procedures Ordinance #34-2009	Text Amendment adopts revisions to residential and non-residential administrative relief procedures in new Policy 101.6.6, prohibiting allocation awards for lands located in Florida Forever acquisition areas or lands designated Tier 1 under certain circumstances.	<b>Generally Consistent with the SRPP</b>	5-0

BOCC = Monroe County Board of County Commissioners

On October 22, 2009, the Monroe Board of County Commissioners adopted both ordinances in the amendment package without modification.

Staff analysis confirms that the two text amendments are generally compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find adopted amendment package #09-2 to the Monroe County Year 2010 Comprehensive Plan 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  
Adopted Amendment #09-2

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