



MEMORANDUM

AGENDA ITEM #6c

DATE: FEBRUARY 2, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: ISLAMORADA, VILLAGE OF ISLANDS, PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On December 24, 2008 Council staff received proposed plan amendment #09-RWSP1 to the Islamorada, Village of Islands, 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 7,113 in 2008, and a land area of 3,796 acres (6 square miles), with a population density of approximately 1,185 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 #09-RWSP1 includes five new policies, as well as modifications to goals, objectives and policies in the Future Land Use, Public Facilities, Conservation, Intergovernmental Coordination, and Capital Improvements Elements of the Comprehensive Plan. The general location of the Village of Islamorada is shown in Attachment 1.

A summary of the proposed amendments in this package follows.

Water Supply Planning

The text amendments in this proposed package have been transmitted pursuant to 2005 Growth Management legislation. Chapter 163.3177(6)(c) of the Florida Statutes requires local governments to adopt a Water Supply Facilities Work Plan (Work Plan) into their comprehensive plan within 18 months after the jurisdictional water management district approves a regional water supply plan or its update. The *Lower East Coast Water Supply Plan (LECWSP) Update* was approved by the South Florida Water Management District (SFWMD) on February 15, 2007. Therefore, the deadline for local governments within the Lower East Coast jurisdiction to adopt a Work Plan was August 15, 2008. The state granted a six-month extension of the deadline for local governments in the Florida Keys.

The Work Plan is intended for local governments to identify and plan for water supply facilities and sources needed for existing and new development or population. The emphasis on the preparation of the Work Plan is to coordinate local comprehensive planning with the regional water supply plan, as well as promote coordination among local governments, the SFWMD, and water supply utilities within and across local government jurisdictions. The Work Plan should address the following related to water supply planning: regional and local issues; current and projected population, water supply, and demand; Level of Service (LOS) standards; conservation and reuse; alternative water supplies (AWS); and capital improvement updates for implementation.

The Goals, Objectives, and Policies (GOPs) of a local government's Comprehensive Plan are required to reflect adoption and content of the Work Plan. The Infrastructure, Capital Improvements, Intergovernmental Coordination, Conservation, and Future Land Use Elements may need to be revised for consistency of water supply planning.

A summary analysis of the Islamorada, Village of Islands, proposed 10-Year Water Supply Facilities Work Plan (Work Plan) and related text amendments follow.

Work Plan

The Comprehensive Plan for Islamorada, Village of Islands, projects that the functional population, which includes both permanent residents and seasonal visitors, will grow from approximately 10,354 in 2010 to 10,653 in 2020. The Florida Keys Aqueduct Authority (FKAA) serves the entire population of Monroe County, whose functional population is estimated at approximately 157,933 in 2010, growing to 159,674 in 2020. Islamorada represents less than 7 percent of the FKAA service area. Since the Village is dependent upon FKAA for its current and future water supply needs, the Work Plan has been drafted for consistency with the FKAA 20-Year Water System Capital Improvement Master Plan (Final) dated December 2006. By 2020, the Village projected functional population will demand potable water in the amount of 1.56 million gallons per day (MGD). The Work Plan refers to the FKAA's conservation, reuse and capital improvement projects for alternative water supplies, and various capacity and facility improvements that are being planned to meet the water supply needs of Islamorada and all of Monroe County.

Staff has confirmed with the SFWMD that the FKAA Master Plan has previously been reviewed by the District and the Village Work Plan is generally consistent with the document. The FKAA 20-year Water Use Permit (WUP) was issued in September 2005.

Future Land Use Element

Proposed new Policy 1-4.1.1 would require the Village to ensure that the existing concurrency management system is consistent with the SFWMD's *Lower East Coast Water Supply Plan (LECWSP)* and with the FKAA Master Plan. Revised Policy 1-4.5.5 would require the Village to conserve water, including potable water supply, by enforcing water standards in the Land Development Regulations and coordinating with the SFWMD and FKAA to implement any water restriction mandates that are issued.

Public Facilities Element

Proposed new Policy 4.1.1.8 would require the Village to adopt the Work Plan that identifies existing and proposed alternative water supply projects, traditional water supply projects, conservation methods and reuse necessary to meet the water supply needs of the Village, consistent with the *LECWSP* and the FCAA Master Plan. Proposed new Policy 4-1.1.9 would require the Village to update their Work Plan every five years, or within 18 months after a *LECWSP* update. Proposed new Policy 4-1.1.12 would establish a separate requirement for the Village to coordinate planning for wastewater systems. Revised Policy 4-1.1.3 proposes to include a level of service standard for wastewater supply (70 gallons per capita per day) and increases the overall water level of service to 150 gallons per capita per day. Other proposed revisions to existing objectives and policies would enhance Village coordination on conservation and reuse issues and the protection of water supply.

Conservation Element

Proposed revisions to existing objectives and policies would require the Village to continue to conserve and protect the quality of current and projected future water supply; coordinate water conservation practices with other jurisdictions; implement water demand management policies; and coordinate with the FCAA prior to approving development.

Intergovernmental Coordination Element

Proposed new Policy 8-1.1.3 would require the Village to enter into an Interlocal Agreement with FCAA by December 31, 2009, to formulate a mechanism that will allow the Village and FCAA to identify the availability of water supply needed to serve existing and new development within the Village. Other proposed revisions to existing objectives and policies would enhance Village coordination with the SFWMD and others on water-related issues.

Capital Improvements Element

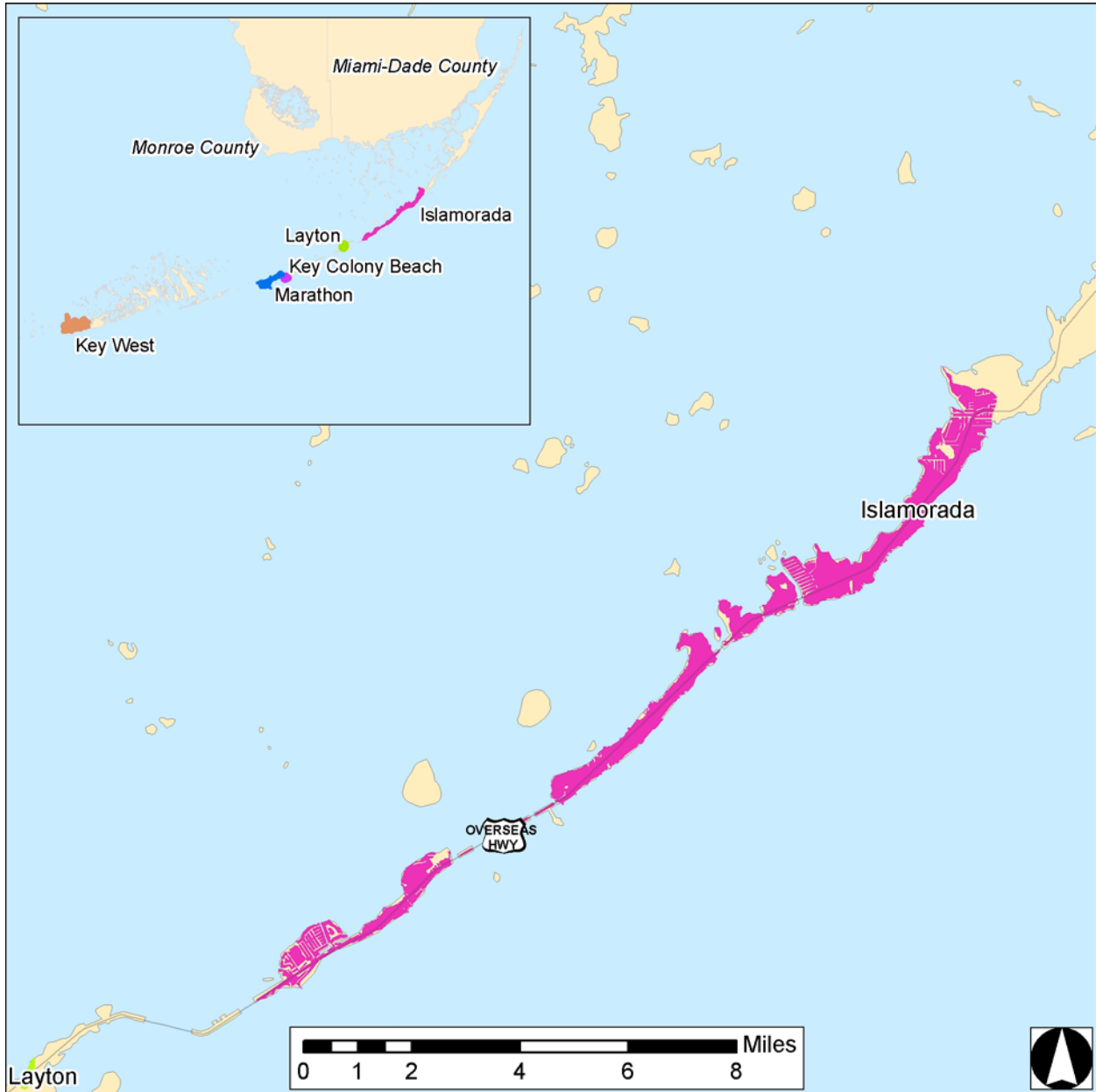
Proposed changes to existing objectives and policies in this element would require maintenance of a concurrency management system and level of service standards, including revised wastewater treatment standards and level of service standards for wastewater supply and potable water.

The Village of Islamorada Council unanimously approved the transmittal of the proposed amendment at its December 18, 2008 meeting.

Recommendation

Find Village of Islamorada proposed amendment #09-RWSP1 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

Location Map

Islamorada, Village of Islands
Proposed Amendment #09-RWSP1

Sources: SFWMD, Monroe County, SFRPC.

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