



MEMORANDUM

AGENDA ITEM #7b

DATE: FEBRUARY 2, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

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

Introduction

On December 24, 2008 Council staff received adopted amendment #08-2ER to the Islamorada, Village of Islands, Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment #08-2ER was reviewed at the November 3, 2008 Council meeting and found to be generally consistent with the *SRPP*. The Council's review included comments related to proposed changes in the Coastal Management and Capital Improvements Elements. 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

Adopted amendment #08-2ER contains the Evaluation and Appraisal Report (EAR)-based text amendments. The Village's EAR was found sufficient by the Florida Department of Community Affairs (DCA) on November 30, 2007. A map depicting the general location of the Village is included in Attachment 1.

The Village identified five (5) issues to be addressed in the EAR. These issues provide the basis for the adopted EAR-based amendments:

1. Hurricane evacuation;
2. Affordable housing;
3. Water quality;
4. Habitat protection; and
5. Community character.

The adopted amendment package includes amendments to six elements of the Islamorada Comprehensive Plan, in accordance with the findings in the EAR. The amendments were modified prior to adoption to address objections raised by the Florida Department of Community Affairs and comments from the Council. The Future Land Use Map amendment for Schooner Bay Road that was included in the proposed amendment package was not included in this adopted amendment package. In addition, four new policies were adopted that were not in the proposed amendment package, in order to address statutory changes that became effective July 1, 2008, related to energy efficient land use patterns, transportation strategies to address greenhouse gas reductions, and energy efficient housing.

Future Land Use Element

The key changes to this element include:

- Revisions to Policy 1-3.1.1 to establish a cap on the permits that may be issued in any given year in high-quality hammocks and to include environmental sensitivity in the scoring criteria for non-residential allocations; and
- Inclusion of four new policies to address energy efficient land use patterns, transportation strategies to address greenhouse gas reductions, and energy efficient housing.

Transportation Element

The key changes to this element include:

- A revision to Policy 2-1.2.4 to describe the process for implementing a proportionate fair share mitigation principle for transportation facilities to meet new State requirements; and
- A new policy in support of state funding for the update of the hurricane evacuation model.

Housing Element

The key changes to this element include revisions to the following policies:

- Policy 3-1.1.4 recognizes an existing deficiency of 356 units of workforce housing (according to a 2004 Workforce Housing Study) and commits the Village to monitor changes to workforce housing needs; and
- Policy 3-1.1.8 mandates maintenance of the Village's Land Development Regulations that require developers to provide or mitigate for impacts on the availability of affordable housing.

Public Facilities Element

The key change to this element is the revision to Objective 4-2.1, directing the Village to complete implementation of the Wastewater Management Master Plan (adopted in 2005). Within the Objective, a list of project implementation steps has been provided with target dates for completion. The amendment also includes an adopted level of service standard for wastewater capacity (70 gallons per capita per day).

Coastal Management Element

Within this element the Village revised Policy 5-1.6.1 to reflect the new state definition of the Coastal High Hazard Area (CHHA), which became effective July 1, 2008, as required in section 163.3178, Florida Statutes.

Capital Improvements Element (CIE)

The key changes to this element include:

- A more comprehensive 5-year capital improvements schedule table to incorporate revenue and funding sources for all capital improvements projects that were previously separated as stand-alone tables;
- Revision to the Summary of Level Of Service (LOS) Standards to clarify the wastewater treatment standards based on design flow; and
- Revisions to provisions to make the annual update of the CIE easier by striking the referenced dates and instead referencing the table.

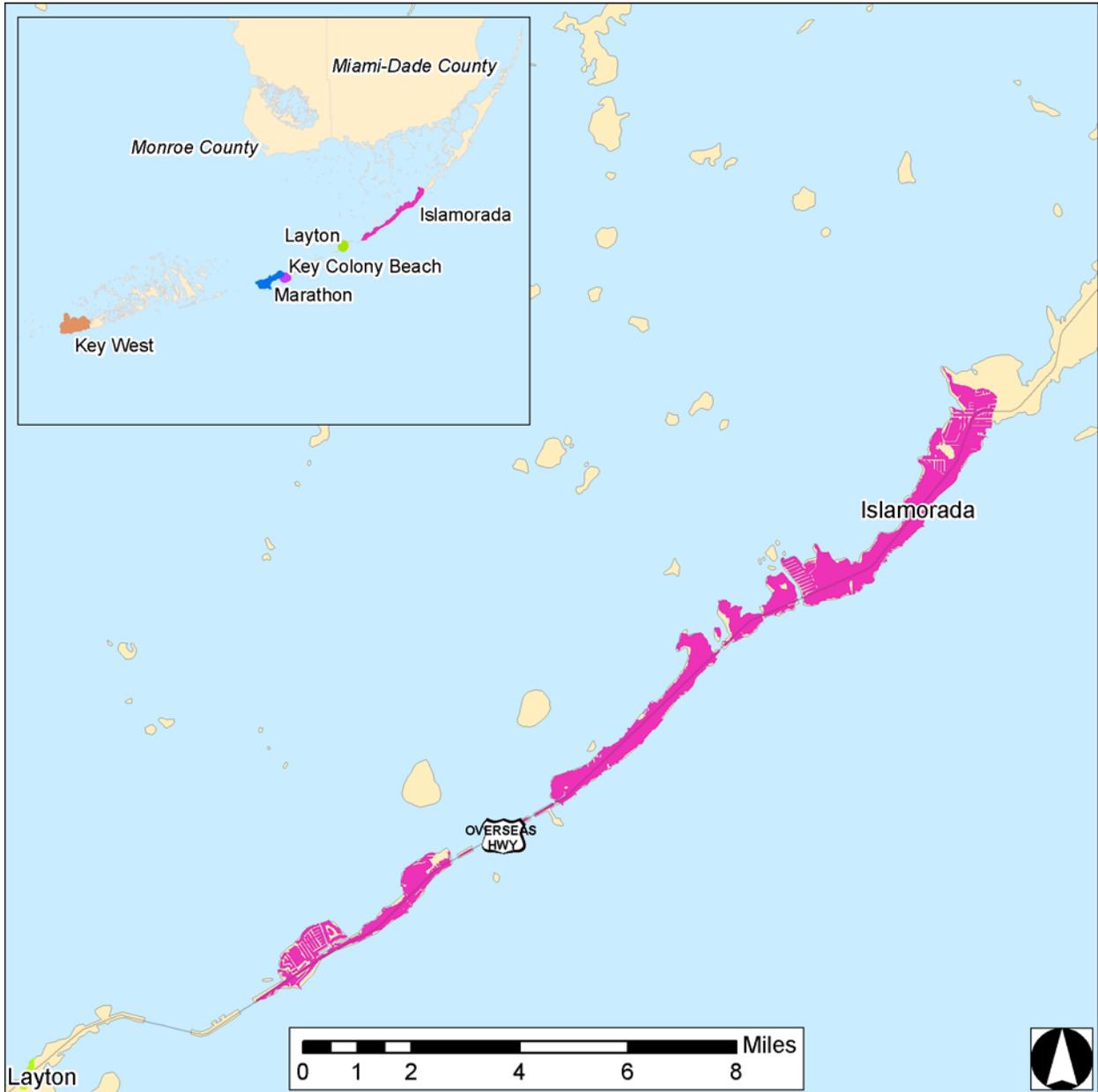
The Islamorada Village Council unanimously approved (5-0) the adopted amendments for transmittal at its December 18, 2008 meeting.

Staff analysis confirms that the adopted amendments are generally consistent with the goals and policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*.

Recommendation

Find adopted amendment package #08-2ER 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

Islamorada, Village of Islands
Adopted Amendment #08-2ER

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