



# MEMORANDUM

AGENDA ITEM #5d

DATE: JULY 6, 2009  
TO: EXECUTIVE COMMITTEE  
FROM: STAFF  
SUBJECT: MONROE COUNTY ADOPTED COMPREHENSIVE PLAN AMENDMENT

## Introduction

On June 15, 2009, Council staff received adopted amendment package #09-1 to the Monroe County Year 2010 Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment package was reviewed at the March 2, 2009 Council meeting and found to be generally consistent with the 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

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. A similar decline has been observed in the resident population of the unincorporated portion of the county, which was estimated at 34,744 in 2008. The economy of Monroe County is based on tourism, fishing, retirees, and the military.

Monroe County's growth is affected by a number of characteristics. The County has many environmentally sensitive features, including 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. The desirability of the County as a place to live and the limited amount of developable land have made land costs expensive, which can impact affordable housing supplies. In addition, 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 #09-1 includes three (3) amendments to the Future Land Use Map (FLUM) and three (3) text amendments to the Monroe County Year 2010 Comprehensive Plan. A summary of the adopted amendments in this package is listed in the following table.

<b>SUMMARY OF MONROE COUNTY ADOPTED MAP AND TEXT AMENDMENTS #09-1</b>			
<b>Amendment</b>	<b>Description</b>	<b>Staff Recommendation</b>	<b>BOCC Vote</b>
<i>Sievers Marine, Inc., Key Largo Ordinance 017a-2009</i>	FLUM Amendment, 21,240 square feet (3 parcels) From: Residential Medium (RM) To: Mixed Use / Commercial (MC)	<b>Generally Consistent with the SRPP</b>	5-0
<i>Lloyd A. Good, Jr., Sugarloaf Key Ordinance #019-2009</i>	FLUM Amendment, 376 square feet (part of a parcel) From: Residential Conservation (RC) To: Mixed Use / Commercial (MC)	<b>Generally Consistent with the SRPP</b>	5-0
<i>Roseann &amp; Rudolph Krause, Ramrod Key Ordinance #018-2009</i>	FLUM Amendment, 11.5 acres (one parcel and a portion of another) From: Residential Low (RL) To: Mixed Use / Commercial (MC)	<b>Generally Consistent with the SRPP</b>	5-0
<i>Potable Water and Intergovernmental Coordination Elements Ordinance #021-2009</i>	Text Amendments adopting new policies and the 10-Year Water Supply Facilities Work Plan	<b>Generally Consistent with the SRPP</b>	5-0
<i>Transportation, Recreation and Open Space, and Intergovernmental Coordination Elements Ordinance #022-2009</i>	Text Amendments adopting new policies to support the Florida Keys Scenic Highway and the Florida Keys Overseas Heritage Trail	<b>Generally Consistent with the SRPP</b>	5-0
<i>Livable CommuniKeys Master Plan for Big Pine Key and No Name Key Ordinance #020-2009</i>	Text Amendments adopting revisions to the Action Steps in the Master Plan to resolve conflicts with the Habitat Conservation Plan, Incidental Take Permit, and Monroe County Code	<b>Generally Consistent with the SRPP</b>	5-0

BOCC = Monroe County Board of County Commissioners

FLUM = Future Land Use Map

To view maps of the FLUM amendments, visit: [http://sfrpc.com/council/AgendaMar09\\_6d.pdf](http://sfrpc.com/council/AgendaMar09_6d.pdf)

On June 2, 2009, the Monroe County Board of County Commissioners unanimously approved (5-0) the transmittal of the adopted amendment package.

### ***I. Future Land Use Map (FLUM) Amendments***

The Sievers Marine, Inc. (Ordinance 017a-2009) and Lloyd A. Good, Jr. (Ordinance #019-2009) FLUM amendments were adopted without changes.

Minor changes were made to the Roseann & Rudolph Krause (Ordinance #018-2009) amendment in response to the April 7, 2009 Objections, Recommendations, and Comments (ORC) Report issued by the Department of Community Affairs (DCA). The County clarified that past scrivener's errors incorrectly designated the Future Land Use of a portion of the site as Residential Conservation; properly identified the portion of the parcel that is being amended; and explained that the amendment now provides for consistency with the pre-1986 zoning and intended uses of the land.

Staff analysis confirms that the three (3) Future Land Use Map Amendments continue to be generally compatible with and supportive of the Goals and Policies of the *SRPP*.

## ***II. Text Amendments to the Monroe County Year 2010 Comprehensive Plan***

The Transportation, Recreation and Open Space, and Intergovernmental Coordination Element text amendments (Ordinance #022-2009) were adopted as proposed.

In response to the April 7, 2009 ORC Report, the County made a minor change to the Potable Water Element (Ordinance #021-2009) by adopting revised potable water Level of Service (LOS) Standards (from 100 to 132 gallons per capita per day) to better reflect projected demand. In addition, the County adopted amended Action Items 3.2.3 and 3.2.7 of the Livable CommuniKeys Master Plan for Big Pine Key and No Name Key (Ordinance #020-2009) to include dates by which to track habitat impacts and land acquisition, and the number of units or impacts to habitats allowed.

Staff analysis confirms that the three text amendments continue to be generally compatible with and supportive of the Goals and Policies of the *SRPP*.

### **Recommendation**

Find Monroe County adopted amendment package #09-1 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  
Adopted Amendment #09-1

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