



MEMORANDUM

AGENDA ITEM #6e

DATE: MAY 4, 2009

TO: EXECUTIVE COMMITTEE

FROM: STAFF

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

Introduction

On April 14, 2009, Council staff received proposed amendment #09-1 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 1,186 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. The general location of the Village is shown in Attachment 1.

Summary of Staff Analysis

Proposed amendment #09-1 to the Islamorada, Village of Islands, Comprehensive Plan contains two ordinances. One includes text amendments that update Objectives and Policies in the Future Land Use, Transportation, Housing, Public Facilities, and Coastal Management Elements. The other modifies the description of the Residential Conservation (RC) land use designation in Policy 1-2.3.1 of the Future Land Use Element.

One ordinance proposes revisions to the Village Comprehensive Plan to reflect the current status of its implementation. For example, the Plan contains a significant number of Objectives and Policies that establish a timeframe for the completion of specific tasks, many of which were scheduled to be accomplished during the first few years after it became effective (December 6, 2001).

The majority of the proposed amendments in this update call for implementation of Objectives or Policies through the Land Development Regulations. Village staff has prepared an inventory of all proposed updates in the Objectives and Policies in strike-through/underline format. Where appropriate, staff has included references to the specific ordinances that have been adopted by the Village to implement the regulations or provided other background information about the proposed changes. No new Objectives or Policies are included in this ordinance. The Village Council approved transmittal of the proposed amendments by a 5-0 vote on April 9, 2009.

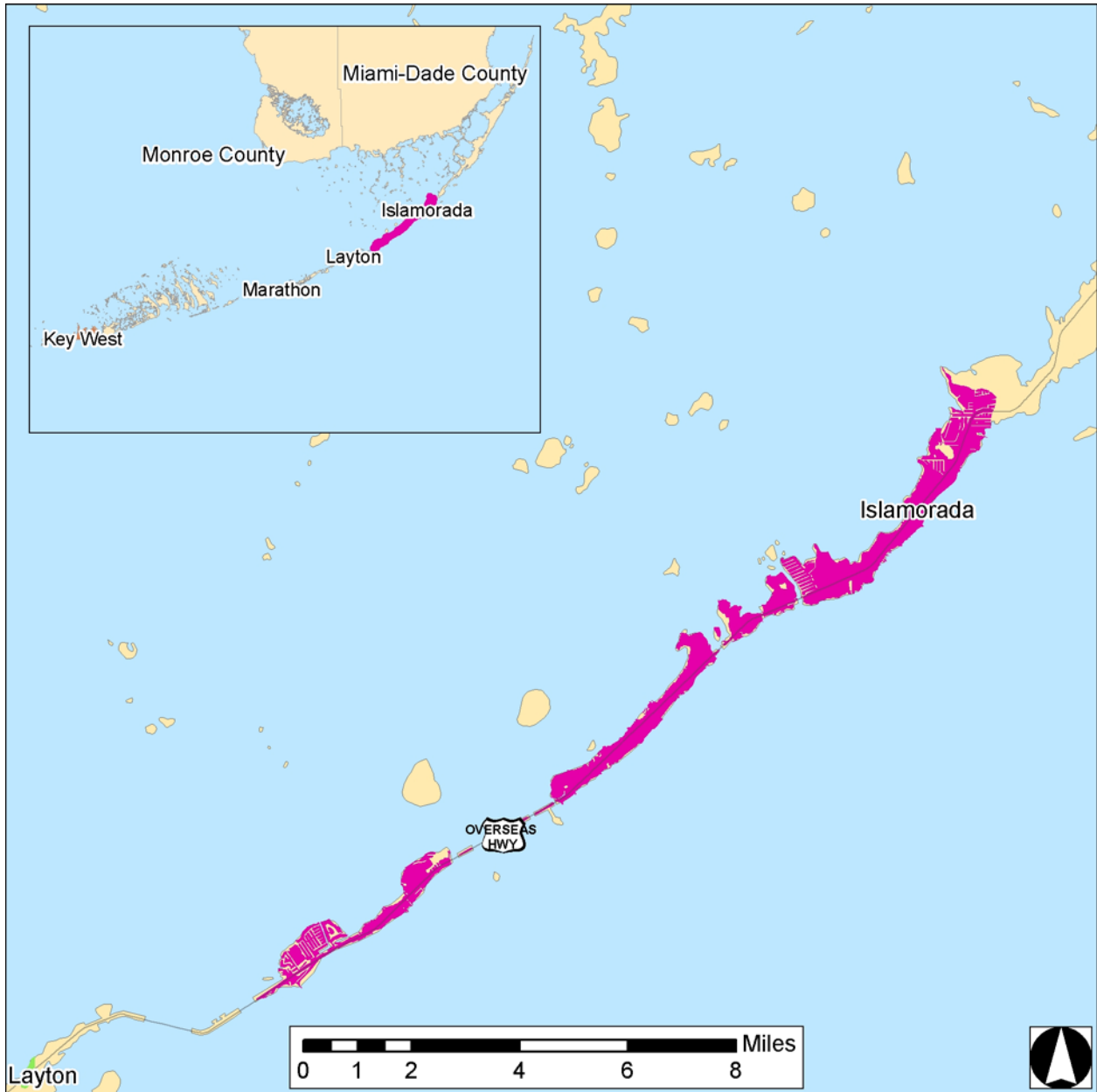
The other ordinance proposes to revise the definition of the Residential Conservation (RC) land use designation in Policy 1-2.3.1 of the Future Land Use Element. This change would modify language that currently limits the number of dwelling units to one per platted lot or parcel on sites designated RC. The revision would provide an exception to this restriction on "properties identified as Disturbed with Exotics, but containing no hammock." The change would allow such parcels up to one unit per four acres. Village staff identified three parcels that would be affected, and indicates that the total impact would be to create the potential for up to eight additional dwelling units. The Village Council approved transmittal of the proposed amendment by a 5-0 vote on April 9, 2009.

Staff analysis confirms that the proposed amendments are consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find proposed amendment package #09-1 to the Islamorada, Village of Islands, Comprehensive Plan 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 #09-1

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