



MEMORANDUM

AGENDA ITEM #7e

DATE: MAY 4, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

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

Introduction

On April 14, 2009, Council staff received adopted 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)*. The proposed amendment was reviewed at the February 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

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 percent 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.

Water Supply Planning

The text amendments in this adopted 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 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 with water supply planning.

Islamorada, Village of Islands, 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 seven 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.

Summary of Staff Analysis

Adopted amendment package #09-RWSP1 was adopted as proposed with revisions based on the February 20, 2009 Objections, Recommendations, and Comments (ORC) Report issued by the Department of Community Affairs (DCA). In response, the Village revised its potable water LOS Standard to reflect current use (177 gallons per person per day). Objective 4-5.2 of the Public Facilities Element was amended to direct the Village to strive to lower its LOS Standard through coordination with the FKAA and SFWMD. In addition, new policies (4-5.2.3 to 4-5.2.5) direct the Village to promote water conservation through public outreach; develop a leak detection and repair program; and ensure water supply concurrency.

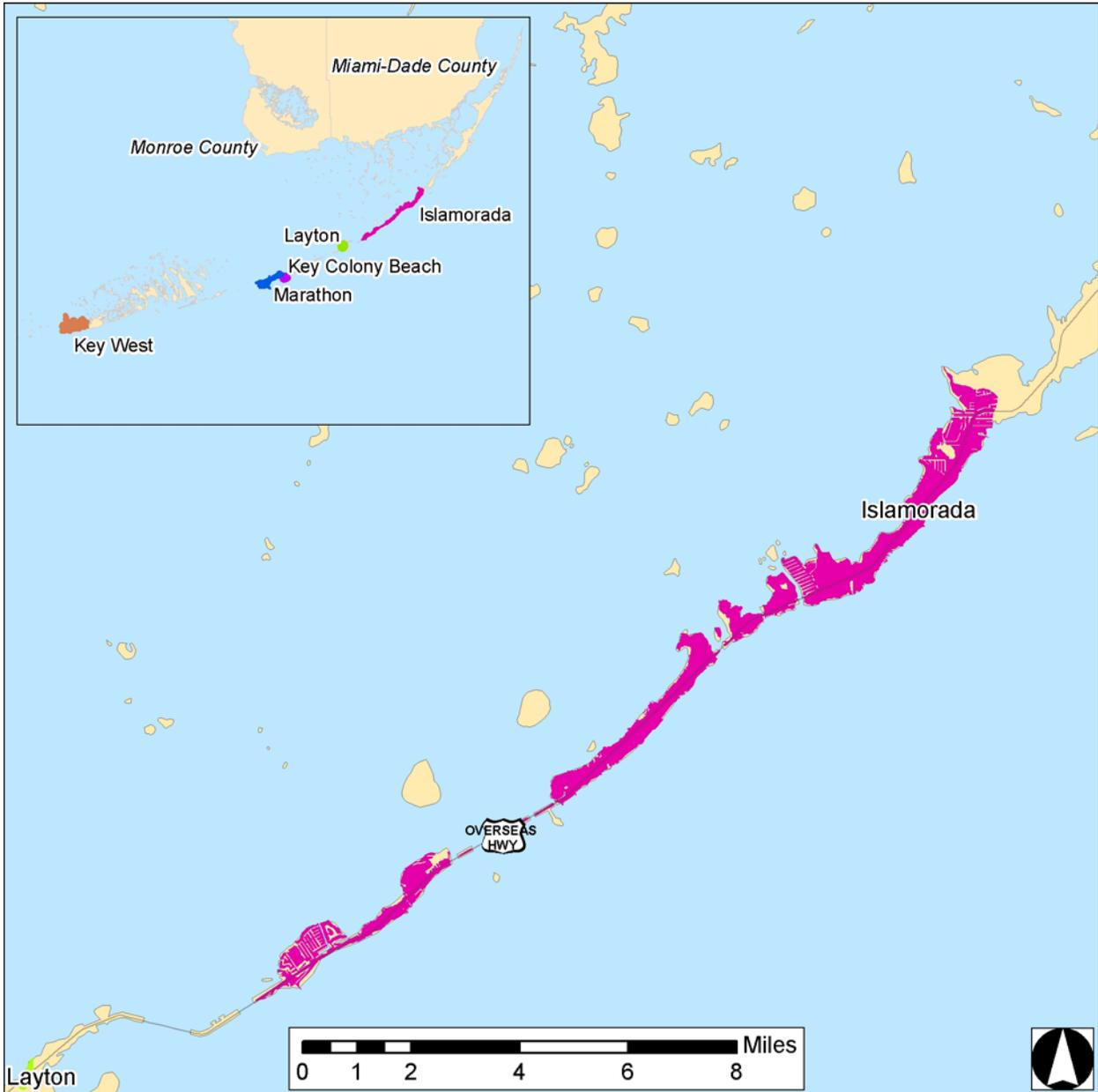
Staff analysis confirms that the adopted amendments are generally consistent with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

The Islamorada, Village of Islands, Council unanimously approved (5-0) the transmittal of the adopted amendment at its April 9, 2009 meeting.

Recommendation

Find Islamorada, Village of Islands, adopted amendment #09-RWSP1 generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*. 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 #09-RWSP1

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