



MEMORANDUM

AGENDA ITEM #6c

DATE: SEPTEMBER 14, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

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

Introduction

On August 11, 2009, Council staff received proposed amendment #09-2 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 #09-2 to the Islamorada, Village of Islands, Comprehensive Plan contains four (4) separate amendments. One includes text amendments that update Objectives and Policies in the Future Land Use, Transportation, Housing, Public Facilities, Coastal Management, Conservation, Recreation and Open Space, Intergovernmental Coordination, and Capital Improvements Elements. The other three (3) propose modifications to the Future Land Use Map. A summary of the amendments is presented in the table on the next page. Attachments 2-4 show the specific locations of the proposed map changes.

SUMMARY OF PROPOSED TEXT AND MAP AMENDMENTS				
Amendment	Description	Attach-ment	Staff Recommendation	VC Vote
Text Amendment	Updates to implementation language in nine Elements of the Comprehensive Plan.	N.A.	Generally Consistent with the SRPP	5-0
FLRZ 09-05 LCS Group (MM80, Upper Matecumbe Key)	FLUM Amendment, 25,000 square feet <i>From: Residential Low (RL)</i> <i>To: Mixed Use (MU)</i>	2	Generally Consistent with the SRPP	5-0
FLRZ 09-03 Oval Office Investments LLC (MM88, Plantation Key)	FLUM Amendment, 9.67 acres (with a 0.21-acre lagoon) Reconfiguration <i>From: Mariculture (M) and Residential Low (RL)</i> <i>To: Mariculture (M) and Residential Low (RL)</i>	3	Generally Consistent with the SRPP	5-0
FLRZ 09-02 Islamorada, Village of Islands (MM89, Plantation Key)	FLUM Amendment, 66,000 square feet (11 parcels, each with 6,000 square feet) <i>From: Residential Medium (RM)</i> <i>To: Mixed Use (MU)</i>	4	Generally Consistent with the SRPP	3-1

VC = Islamorada Village Council

FLUM = Future Land Use Map

Text Amendment

The text amendment proposes revisions to Objectives and Policies in nine (9) Elements of the Village Comprehensive Plan. The majority of the proposed amendments in this update would revise Objectives or Policies that call for implementation through the Village’s Land Development Regulations (LDRs). 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).

Revisions to a total of 16 Objectives and 60 Policies have been proposed; in addition, one new Policy has been proposed, and four Policies deleted. The previous amendment package (09-1) made similar updates to five Elements of the Plan. Village staff has prepared an inventory of all proposed updates to the Objectives and Policies in strike-through/underline format. Where appropriate, Village staff 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.

New Policy 1-2.1.12 and amended Policy 1-3.1.6, both in the Future Land Use Element, propose changes to address issues related to the designation of the Village as an Area of Critical State Concern. The new Policy precludes the Village from sponsoring private applications for Future Land Use Map amendments that increase allowable density or intensity, and requires that all such amendments provide a needs analysis through 2020 based on the amount of vacant land, the adopted density of the future land use designations and their existing yields, and the predicted population and the availability of public facilities and services. The modified Policy changes the procedures for administrative relief to prohibit the issuance of a building permit for lands within the Florida Forever targeted acquisition areas unless, after 60 days from receipt of an application for administrative relief, it is determined that the parcel cannot be purchased for conservation purposes by any county, state or federal agency, or any private entity.

The Village Council approved transmittal of the proposed text amendments by a 5-0 vote on August 6, 2009.

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

Future Land Use Amendment (FLRZ 09-05) - LCS Group (MM80, Upper Matecumbe Key)

This parcel of 25,000 square feet is located close to Mile Marker 80 on Upper Matecumbe Key [See Attachment 2]. It has frontage on both US 1 and the Atlantic Ocean. The property contains five market-rate dwelling units in two structures, built in 1953 and 1979. The current future land use (Residential Low) allows one dwelling unit per 2 acres, making the current use non-conforming as to density. Adjacent uses include an 84-unit condominium (Residential High) to the southwest and a 105-unit hotel, with a restaurant and gas station, to the northeast (Mixed Use). Land across US 1 is designated Conservation, and is vacant. Prior to incorporation of the Village, the property was classified Mixed Use/Commercial (MC) on the Monroe County Year 2010 Comprehensive Plan Future Land Use Map. The proposed change to Mixed Use would allow up to 8,750 square feet of non-residential floor area and eight affordable housing units on the property, but no additional market-rate dwelling units would be allowed.

The Village Council approved transmittal of the proposed amendment by a 5-0 vote on August 6, 2009.

Staff analysis confirms that the proposed map amendment is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Future Land Use Amendment (FLRZ 09-03) - Oval Office Investments LLC (MM88, Plantation Key)

This 9.67-acre parcel is located at Mile Marker 88 on Plantation Key, stretching from Old State Road to the Atlantic Ocean [See Attachment 3]. The property is developed with an aquaculture operation locally known as the Fish Farm, including a 63,000 square foot building, along with open and closed tanks. The current future land use includes two designations: 2.1 acres of Residential Low (RL) and 7.57 acres of Mariculture (M), including a small lagoon (0.21 acres). The RL portion of the parcel, along the full extent of the southwest boundary, was changed from Mariculture through an amendment approved by the Village Council in 2006. The adjacent parcel to the southwest is developed with single-family homes (Residential Low). The adjacent parcel to the northeast is developed with condominiums (Residential High). The northwest corner of the property includes an area of high quality hammock. The applicant proposes to reconfigure the existing future land uses on the parcel so that the portion of the property adjacent to Old State Road would contain 6.09 acres designated Mariculture and the area closest to the Atlantic Ocean would contain 3.58 acres of Residential Low, including the lagoon. Although this would increase the total area designated RL, Village staff states that it would not increase the allowable residential development on the parcel, which is limited to one dwelling unit.

The Village Council approved transmittal of the proposed amendment by a 5-0 vote on August 6, 2009.

Staff analysis confirms that the proposed map amendment is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Future Land Use Amendment (FLRZ 09-02) - Islamorada, Village of Islands (MM89, Plantation Key)

This amendment would affect 11 individual parcels, each with 6,000 square feet of area and 50 feet of frontage on US 1, located close to Mile Marker 89 on Plantation Key [See Attachment 4]. The parcels currently are vacant, except for one that has a legally established billboard. Nine of the 11 parcels contain areas that are part of a tropical hardwood hammock. The current future land use is Residential Medium (RM). Parcels from the same subdivision located to the northeast and southwest along US 1 are designated Mixed Use (MU). A row of similar parcels to the northwest are all designated RM, and

several are currently developed with single-family homes. The area across US 1 to the southeast includes portions designated Residential Conservation (RC) and MU. The Village of Islamorada proposes to change the future land use designation on the subject parcels to Mixed Use. The Village staff report acknowledges that the future land use change will increase the allowable density and/or intensity of the subject parcels, and states that the amendment will allow for more flexible use of the properties. The existing future land use would allow one dwelling unit per lot. The proposed future land use would allow up to two units of affordable housing per lot. Alternatively, it would allow up to 1,500 square feet of non-residential development per lot, or up to 2,100 square feet through the use of Transfer of Development Rights (TDRs). All development would be subject to a habitat analysis to determine open space and setback requirements.

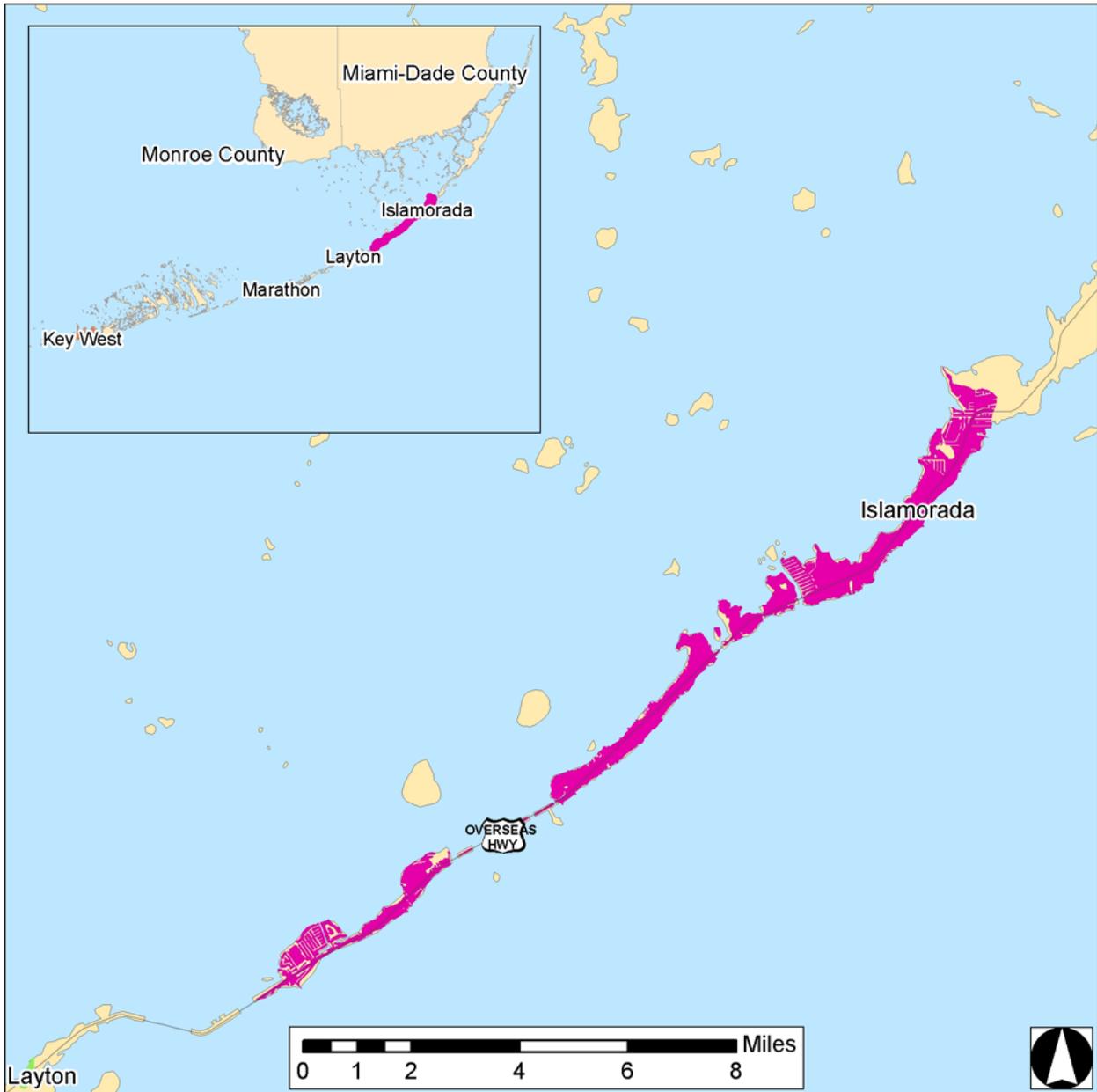
The Village Council approved transmittal of the proposed amendment by a 3-1 vote on August 6, 2009.

Staff analysis confirms that the proposed map amendment is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find proposed amendment package #09-2 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

General Location Map

Islamorada, Village of Islands
Proposed Amendment #09-2

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Islamorada, Village of Islands
Proposed Amendment #09-2
FLRZ 09-05 - LCS Group (MM80, Upper Matecumbe Key)

From: Residential Low (RL)
To: Mixed Use (MU)
25,000 square feet

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

Attachment 3



COMPREHENSIVE PLAN AMENDMENTS

Islamorada, Village of Islands
Proposed Amendment #09-2
FLRZ 09-03 - Oval Office Investments LLC (MM88, Plantation Key)

From: Mariculture (M), 7.57 acres, and Residential Low (RL), 2.1 acres
To: Mariculture (M), 6.09 acres, and Residential Low (RL), 3.58 acres
Total area 9.67 acres

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

Attachment 4



COMPREHENSIVE PLAN AMENDMENTS

Islamorada, Village of Islands
Proposed Amendment #09-2
FLRZ 09-02 - Islamorada, Village of Islands (MM89, Plantation Key)

From: Residential Medium (RM)
To: Mixed Use (MU)
11 parcels, each with 6,000 square feet (1.51 acres total)

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