



MEMORANDUM

AGENDA ITEM #7c

DATE: APRIL 7, 2008
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: CITY OF LAYTON ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

On March 6, 2008 Council staff received adopted amendment #08-1ER to the City of Layton Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Proposed Amendment #08-1ER (previously #07-1ER) was reviewed at the November 5, 2007 Council Meeting and was found to be generally consistent with the *SRPP*, except for water supply planning issues. 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

Layton, located at mile marker 68 on Long Key in the Florida Keys, had a population of 207 in 2007, and a land area of 100 acres or 0.16 square miles. The population in 2000 was 186. Its population density is approximately 1,288 people per square mile. Layton's population so far in this century has increased at a rate of 1.2% per year. The City was incorporated in 1964 by Delbert L. Layton, and experienced its greatest population growth between 1980 and 1990. Approaching buildout, most of the City's vacant land has been designated for residential and conservation uses. Like the rest of Monroe County, Layton is dealing with the issues of human impacts on the environment, affordable housing supply and emergency evacuation.

Additional information regarding the City or the Region may be found on the Council's website, www.sfrpc.com.

Summary of Staff Analysis

Adopted amendment package #07-1ER contains the Evaluation and Appraisal Report (EAR)-based amendments to the City of Layton Comprehensive Plan. The general location of the City is exhibited as Attachment 1.

The EAR-based amendments were revised in response to the objection the Council raised concerning the lack of plan policies committing the City to developing its own 10-year Water Supply Facilities Work Plan. The amendments were also revised in response to the Objections, Recommendation and Comments (ORC) Report issued by the Department of Community Affairs (DCA).

In addition to policies committing the City to its own 10-year Water Supply Plan, revised policies were included to provide for additional coordination on school issues with the Monroe County School Board and on transportation concurrency. Staff analysis indicates that the revisions serve to strengthen the City's Comprehensive Plan.

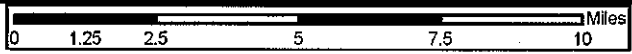
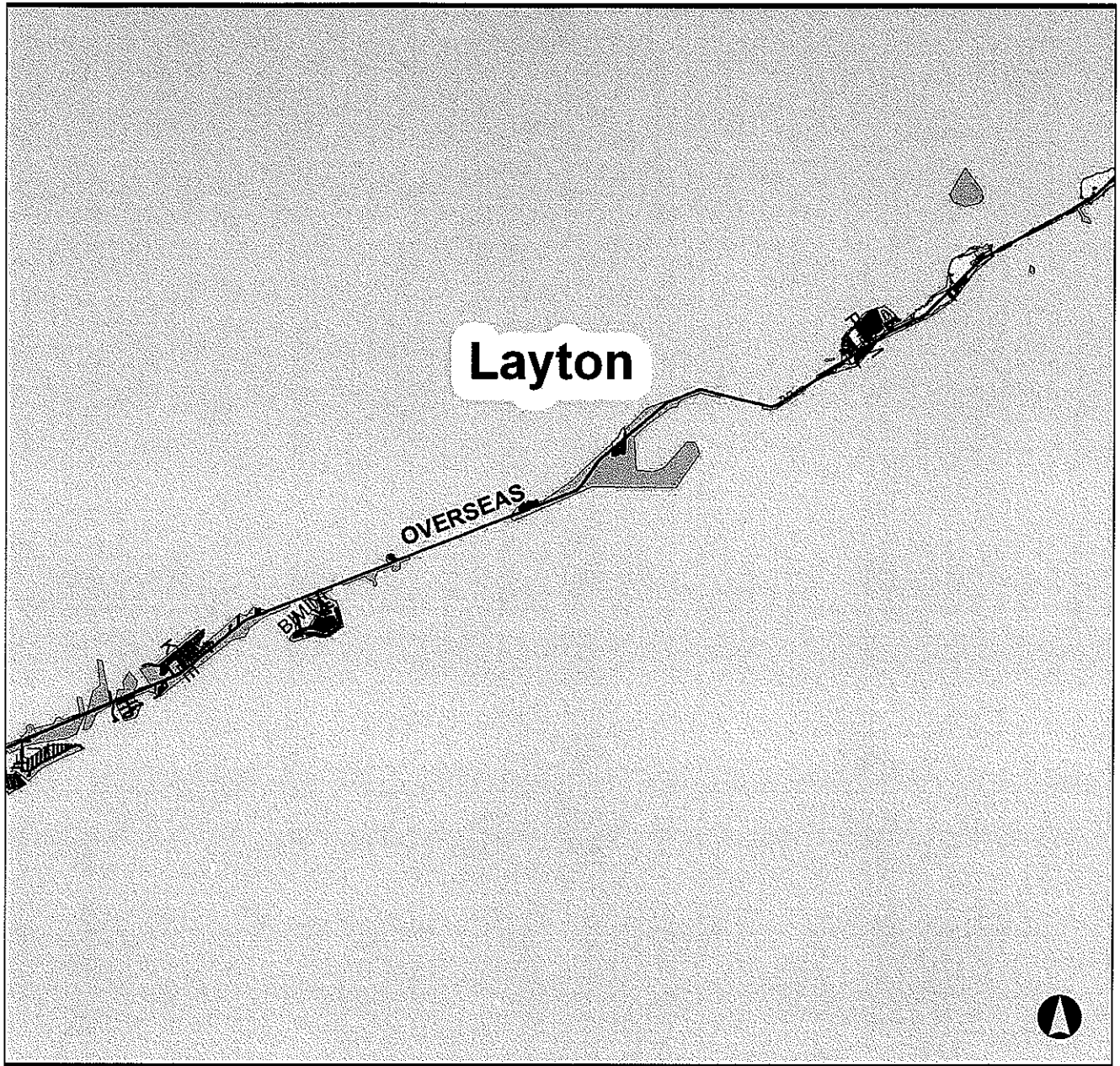
The City of Layton Council adopted the amendments on February 7, 2008 by a unanimous vote.

Staff analysis confirms that the adopted amendment package is compatible with the goals and policies of the *SRPP*.

Recommendation

Find the City of Layton adopted amendment package #08-1ER 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

City of Layton
Adopted Amendment #08-1ER

Sources: FDEP, SFWMD, Broward County, SFRPC.

Note: For planning purposes only. All distances are approximate.