



MEMORANDUM

AGENDA ITEM #7d

DATE: FEBRUARY 4, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: VILLAGE OF ISLAMORADA ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

On December 21, 2007 Council staff received adopted amendment package #07-2 to the Village of Islamorada Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Proposed amendment #07-2 was reviewed at the August 6, 2007 Executive Committee Meeting and was 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, located in the Florida Keys, had an estimated population of 7,749 in 2007, and a land area of 3,796 acres or 6 square miles. Its population density is approximately 1,172 people per square mile. The Village's population is located 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, and hurricane evacuation.

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

Summary of Staff Analysis

Adopted amendment #07-2 to the Village of Islamorada comprehensive plan contains one change to the Future Land Use Map. Attachment 1 illustrates the general location of the Village. Attachment 2 depicts the specific location of the proposed map change.

The amendment changes the Future Land Use Map for a 2.19 acre parcel from Recreation and Open Space to Residential High. This parcel is located at Mile Marker 74.5, bayside on Lower Matecumbe Key.

The amendment was adopted as proposed with no changes.

The property is currently used as docking facilities for commercial fishing and as trap storage. Its historic use has also been commercial fishing. Surrounding land uses include a mix of residential, conservation and commercial fishing uses. Sea Oats Beach is located directly to the southwest, south and southeast of the site. The surrounding land use designations include Residential Medium to the east, north and northwest; Conservation to the south and southwest; Residential High to the northwest; and Mixed Use to the southwest.

At the time of its Comprehensive Plan adoption, the Village originally intended to purchase this property to create public park space; as a result, this parcel was designated Recreation and Open Space. However, the Village did not acquire this parcel. In 2004, the property owner applied to the Village for a land use redesignation similar to that of adjacent parcels, Mixed Use, which was denied. The property owner then filed a lawsuit against the Village on the grounds of being denied beneficial use of the property. The parcel's historic land use designation under the Monroe County Comprehensive Plan would have permitted three dwelling units per acre.

The Village and the current Applicant negotiated the current requested land use change. In theory, the requested land use change from Recreation and Open Space to Residential High would increase the development potential of the property from zero to 18 units. However, the Applicant has proffered a restrictive covenant limiting future development to six dwelling units. The covenant is consistent with the historic land use potential of the parcel in question. Future site development would be subject to the owner securing permits through the Village's Building Permit Allocation System (BPAS).

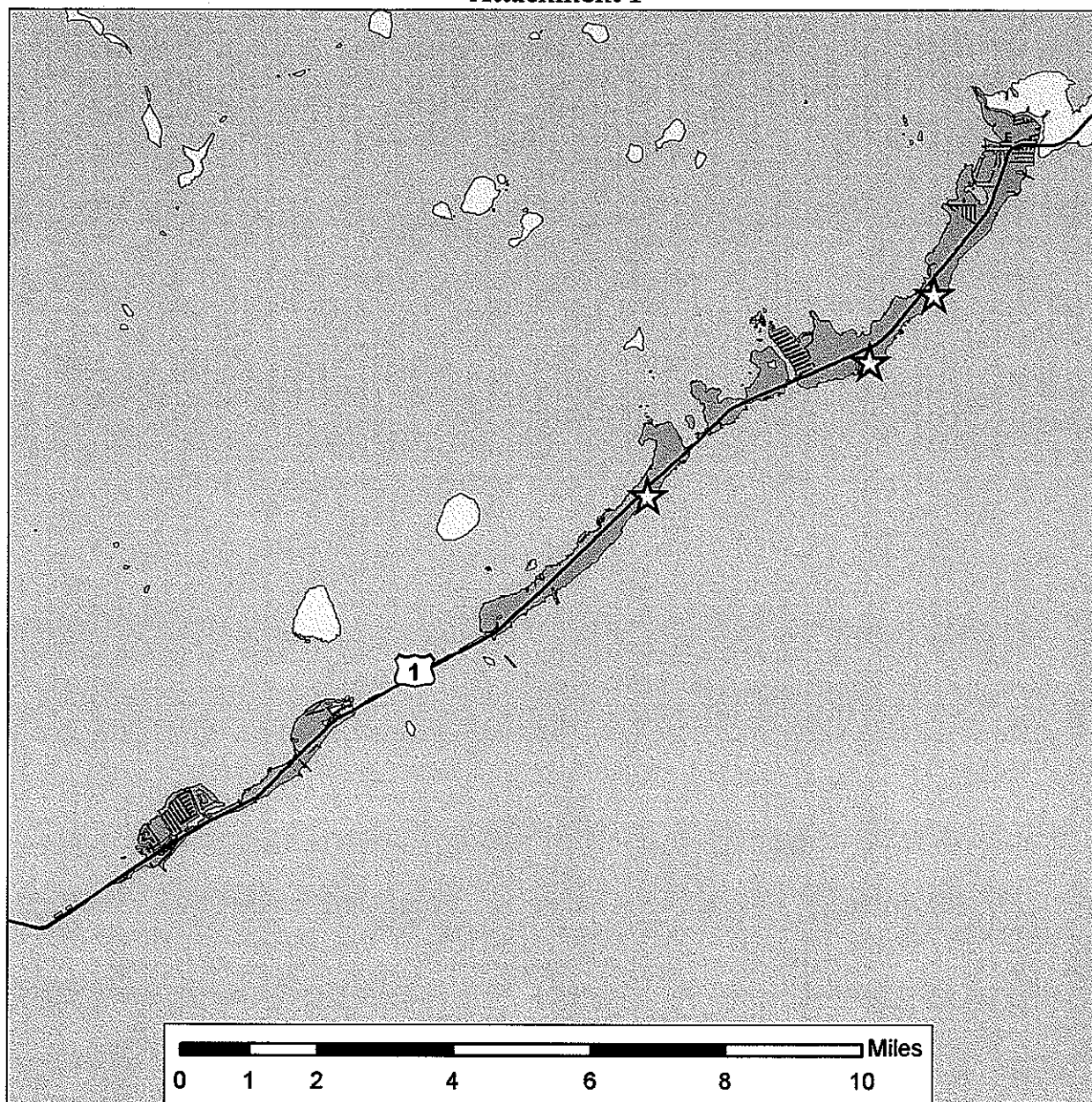
The property includes a mangrove fringe along 420 feet of shoreline. If site improvements occur, the mangroves will be protected by the Village's environmental regulations.

The Village Council approved the proposed amendment by a 4-1 vote on December 13, 2007.

Recommendations

Find adopted amendment #07-2 to the Village of Islamorada Comprehensive Plan generally consistent with the goals and policies of 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

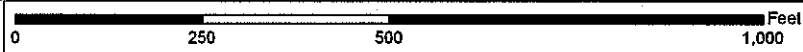
Location Map

Village of Islamorada
Adopted Amendment #07-2

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Village of Islamorada
Adopted Amendment #07-2
From: Recreation and Open Space
To: Residential High
2.19 acres

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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