December 18, 2019

Mr. Ray Eubanks, Plan Processing Administrator
Florida Department of Economic Opportunity
Bureau of Comprehensive Planning
Caldwell Building
107 East Madison Street – MSC 160
Tallahassee, Florida 32399

Subject: Compliance Review of ADOPTED Comprehensive Plan Amendments
Islamorada, Village of Islands, Submittal Package
State Land Planning Agency Amendment ID#: 19-02ACSC

Dear Mr. Eubanks:

Pursuant to Chapter 163, Part II, Florida Statutes, the Islamorada, Village of Islands Planning and Development Services Department, acting within the Florida Keys Area of Critical State Concern, hereby transmits proposed small scale (less than 10 acres) Comprehensive Plan Amendments for two parcels of land located within Islamorada, Village of Islands and hereby requests that the Florida Department of Economic Opportunity review the adopted amendments. The amendments are subject to State Coordinated Review process pursuant to Section 163.3184(4), Florida Statutes.

There are two (2) proposed ordinances, which are summarized in the table below, proposing to amend the Future Land Use Map.

- **Chapter 1: Future Land Use**

One copy of each plan amendment submittal package was transmitted concurrently to each of the following agencies and governments for their review and response:

- South Florida Regional Planning Council
- Monroe County, Florida
- Florida Department of Environmental Protection
- Florida Department of Transportation
- South Florida Water Management District
- Florida Department of State
- Florida Department of Education

**Summary of the Plan Amendment Submittal Package Content:** Each plan amendment listed below includes the proposed text, copies of recommendations, and supporting documents.
<table>
<thead>
<tr>
<th>Ord. No.</th>
<th>Amendment Name</th>
<th>Amendment Title</th>
<th>LPA Hearing Date</th>
<th>1st VC Hearing Date</th>
<th>2nd VC Hearing Date</th>
<th>Adoption Hearing Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>19-11</td>
<td>PROPOSED FLUM AMENDMENT</td>
<td>AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF ISLANDS OF ISLAMORADA AND WEAVER ASSETS MM82.7 LLC., TO AMEND THE FUTURE LAND USE MAP FROM RESIDENTIAL HIGH (RH) TO MIXED USE (MU) FOR PROPERTY LOCATED AT 82779 OLD HIGHWAY, AT APPROXIMATELY MILE MARKER 82, WITH REAL ESTATE NUMBERS 00404360-000000 AND 00404340-000000, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY.</td>
<td>05/13/2019</td>
<td>05/30/2019</td>
<td>06/27/2019</td>
<td>12/12/2019</td>
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<tr>
<td>19-12</td>
<td>PROPOSED FLUM AMENDMENT</td>
<td>AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF ISLANDS OF ISLAMORADA AND WEAVER ASSETS MM82.7 LLC., TO AMEND THE VILLAGE’S FUTURE LAND USE MAP FROM RESIDENTIAL LOW (RL) TO MIXED USE (MU) FOR PROPERTY LOCATED AT 82885 OLD HIGHWAY, AT APPROXIMATELY MILE MARKER 82, WITH REAL ESTATE NUMBER 00404330-000000, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY.</td>
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</tbody>
</table>
▪ The proposed amendments are applicable to the Florida Keys Area of Critical State Concern.
▪ The plan amendments are not within Orange, Lake or Seminole Counties and, therefore, the plan amendments do not apply to the Wekiva River Protection Area pursuant to Chapter 369, Part III, F.S.
▪ The proposed amendments are not one of the exemptions to the twice per calendar year limitation on the adoption of comprehensive plan amendments.
▪ A copy of the proposed plan amendments with all support documents which includes data and analysis have been sent to all of the review agencies listed in subsection 9J-11.009(6), F.A.C.
▪ The amendment is not proposed to be adopted under a joint planning agreement pursuant to Section 163.3171, F.S.
▪ The proposed amendments do not update the five-year schedule of Capital Improvements pursuant to subsection 9J-11.006(1)(a)7.h., F.A.C.
▪ There were no requests for citizen courtesy information.

The following person is familiar with the proposed amendments and is responsible for ensuring that the materials transmitted are complete:

Hank Flores, AICP
Senior Planner
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, Florida 33036-3162
Phone: 305.664.6422 Fax: 305.664.6464
E-mail: hank.flores@islamorada.fl.us

Thank you in advance for your timely review of these materials. Should you have any questions about the proposed amendments, please contact us.

Sincerely,

Ty Harris
Director of Development Services

xc:  Barbara Powell, Areas of Critical State Concern Administrator, DEO  Sent Electronically
Mark Weigly, Director – Department of Education  Sent Electronically
Plan Reviewer, Florida Department of Environmental Protection  Sent Electronically
Robin Jackson, Historic Preservation Planner – Department of State  Sent Electronically
Shereen Yee Fong, Transportation Planner IV - FDOT, District Six  Sent Electronically
Isabel Cosio Carballo, Executive Director, SFRPC  Sent Electronically
Terry Manning, AICP, Policy and Planning Analyst - SFWMDC  Sent Electronically
Emily Schemper Douma, AICP, Senior Director, Monroe County PER  Sent Electronically
Seth Lawless, Village Manager  Sent Electronically
Roget. V. Bryan, Esq., Village Attorney  Sent Electronically
Kelly S. Toth, CMC, Village Clerk  Sent Electronically