



## Islamorada, Village of Islands

June 7, 2019

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

**RE: Compliance Review of Proposed Comprehensive Plan Amendments  
Islamorada, Village of Islands, Submittal Package  
State Land Planning Agency Amendment ID #: 16-08ACSC  
Transmittal of Adopted EAR Based Amendments (DEO No. 17-1ER)**

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 three (3) copies of its adopted EAR Based Plan Amendment Submittal Package 16-08 ACSC of the Islamorada, Village of Islands Comprehensive Plan and hereby requests that the Florida Department of Economic Opportunity (DEO) review the adopted amendments. **The amendments are subject to State Coordinated Review process pursuant to Section 163.3184(4), Florida Statutes.** One (1) copy of the amendment package is paper and two (2) copies are on a flash drive in PDF format.

There is one (1) ordinance in the package, summarized in the table below. The ordinance does not amend the future land use map. The adopted amendment affects Chapter 5: Coastal Management Element of the Comprehensive Plan. **This transmittal shall serve as the Village's Evaluation and Appraisal (EAR) based amendments pursuant to Section 163.3191(4), Florida Statutes.**

The proposed amendment ordinance was approved for transmittal to the review agencies by the Village Council on January 5, 2017. DEO and the coordinated review agencies reviewed the proposed amendments and prepared findings in the response letter dated March 10, 2017. The letter consisted of three objections and seven comments with recommendations regarding measures that can be taken to address them.

One copy of each plan amendment submittal package was transmitted concurrently to each of the following agencies and governments for their review and written 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:** The plan amendment listed below includes the proposed text, copies of recommendations and support documents, including any required data and analysis

Ord. No.	Amendment Name	Amendment Title	LPA Hearing Date	1st VC Hearing Date	2nd VC Hearing Date
19-09	ADOPTED TEXT AMENDMENT TO CHAPTER 5: COASTAL MANAGEMENT ELEMENT	AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING THE COASTAL MANAGEMENT ELEMENT OF THE VILLAGE COMPREHENSIVE PLAN BY AMENDING POLICY 5-1.5.6 "STABILIZE NATURAL SHORELINE AND BEACH OR BERM"; POLICY 5-1.6.6 "LIMIT REDEVELOPMENT IN THE CHHA"; AND BY ESTABLISHING POLICY 5-1.12.4 "ENFORCE RESILIENT ACCESS TO SHORELINE"; OBJECTIVE 5-1.17 "MAINTAIN CONSISTENCY WITH FEDERAL, STATE, OR REGIONAL COASTAL INITIATIVES AND PROGRAMS"; POLICY 5-1.17.1 COASTAL CONSTRUCTION CONTROL LINE"; POLICY 5-1.17.2 FLORIDA BUILDING CODE"; POLICY 5-1.17.3 "NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY RATING SYSTEM"; OBJECTIVE 5-2.3: DEVELOPMENT AND REDEVELOPMENT PRINCIPLES, STRATEGIES AND SOLUTIONS TO PROTECT CRITICAL INFRASTRUCTURE FROM FLOOD EVENTS; POLICY 5-2.3.1 INVENTORY OF CRITICAL FACILITIES"; POLICY 5-2.3.2 "STRATEGIES AND SOLUTIONS TO PROTECT CRITICAL FACILITIES"; POLICY 5-2.3.3 "SHORELINE STABILIZATION STRATEGY"; OBJECTIVE 5-2.4: SITE DEVELOPMENT TECHNIQUES AND BEST PRACTICES TO MINIMIZE LOSS DUE TO FLOODING; POLICY 5-2.4.1 "NEW PLANNING, DESIGN AND PERMITTING STANDARDS"; POLICY 5-2.4.2 "MONITOR CHANGES TO ROAD ELEVATION STANDARDS"; POLICY "5-2.4.3 "ADAPTATION ACTION AREAS"; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY	12/12/16	1/5/17	5/30/19

- The plan amendment is related to the Florida Keys Area of Critical State Concern, pursuant to Section 380.05, Florida Statutes.
- The plan amendment is 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, Florida Statutes.
- A copy of the complete amendment package including supporting data and analysis has been mailed to all of the required review agencies on the date of this letter.
- The amendment is not proposed to be adopted under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.
- The amendment does not update the five-year schedule of Capital Improvements.
- There were no requests for citizen courtesy information.

The DEO response letter identified the following objections:

Objection #1: Peril of Flood

Policies proposed within the amendment do not address the requirements of section 163.3178(2)(f)1.-3., F.S., as follows:

Coastal areas that are currently at risk or projected to be at risk in the future from high-tide events, storm surge from storms of greater than category one-intensity, flash floods, stormwater runoff, and sea-level rise are not identified through a map or policy to be adopted pursuant to section 163.3178(2)(f)1., F.S. See also section 163.3177(1)(f), F.S.

The amendment does not identify development and redevelopment principles, strategies, and engineering solutions that will remove real property from flood zone designations pursuant to section 163.3178(2)(f)2., F.S.

The amendment does not identify site development techniques and best practices that reduce losses due to flooding, pursuant to section 163.3178(2)(f)3., F.S.

The proposed amendment does not expressly meet the above requirements. The amendment package did not include data and analysis that demonstrates the level of flood risk related to the factors identified above, or a map projecting coastal inundation due to sea level rise where there will be impacts to infrastructure.

Village of Islamorada Response

- A. The proposed amendment shall be revised to include the following maps of coastal areas that are currently at risk or projected to be at risk in the future:
  - High Tide Flooding
  - Storm Surge
  - Flash Floods
  - Stormwater Runoff
  - Sea-level Rise
  
- B. The proposed amendment shall be revised to include the following new objectives and policies in the Coastal Management Element to address *development and redevelopment principles, strategies and engineering solutions that will remove real property from flood zone designations pursuant to section 163.3178(2)(f)2., F.S.*

**Policy 5-1.5.6: Stabilize Natural Shoreline and Beach or Berm.** Land Development Regulations shall specify criteria for beach re-nourishment projects. Shoreline development shall be restricted in order to preserve natural shorelines, beaches, and berms. Rigid shore protection structures shall not be permitted. When beach re-nourishment projects are needed, the berm system shall be restored, as necessary, utilizing native vegetation. Sand used in beach re-nourishment projects must meet all applicable criteria for maintenance and enhancement of sea turtle nesting habitat, including grain size, color, composition, and percent clay. Restoration to the natural shoreline will be performed using the best science and management practices available, including monitoring which will include characterizing the shoreline's health.

**Policy 5-1.6.5: Identify Areas Particularly Susceptible to Damage within the CHHA.** The Local Mitigation Strategy shall identify areas particularly susceptible to damage within the CHHA, including FEMA designated V-zones within the Village and repetitive loss areas as defined by FEMA's analytical model, and shall specify procedures for relocating or replacing public infrastructure away from these locations, where feasible. Working in coordination with County, State, and Federal agencies and programs, including the Flood Mitigation Assistance Program (FMAP), Repetitive Flood Claims (RFC), and Severe Repetitive Loss (SRL), the Village will continue to work with the State of Florida Division of Emergency Management, the Federal Emergency Management Agency, and the National Flood Insurance Program to mitigate flooding hazards through the acquisition, elevation, or relocation mitigation alternatives.

**Policy 5-1.6.6: Limit Redevelopment in the CHHA.** Islamorada, Village of Islands shall limit redevelopment in areas within the CHHA shown by the Local Mitigation Strategy to be particularly susceptible to repeated damage. Criteria for assessing redevelopment potential for these properties shall be addressed within the Post Disaster Redevelopment Plan, to be prepared pursuant to Policy 5-1.6.3. The Village shall work to reduce population densities within the CHHA upon redevelopment. Structures that are storm damaged over 50% of their most recent appraised value may be reconstructed only when the entire structure will then conform to all applicable regulations, including all land development regulations, and Florida Building Codes and coastal construction codes. The Village will develop and support public and private projects and programs to retrofit, relocate, or acquire properties susceptible to repetitive flooding.

**Policy 5-1.12.4: Enforce Resilient Access to Shoreline.** Islamorada, Village of Islands hosts a fragile ecosystem, and in order to protect this ecosystem, the Village will allow access to the shoreline only using public access pathways and right-of-ways, reducing the degradation of the local ecosystem and protection it offers.

**OBJECTIVE 5-1.17: MAINTAIN CONSISTENCY WITH FEDERAL, STATE, OR REGIONAL COASTAL INITIATIVES AND PROGRAMS.** The Village will maintain Federal, State, and regional programs that will

assist in reducing flood risk to a level that is at minimum consistent with the required program, and where possible and in the best interest of the Village, more stringent than the program.

**Policy 5-1.17.1 Coastal Construction Control Line.** The Village shall enforce all regulations pertaining to the State's Coastal Construction Control Line as established pursuant to State Statutes 161.053 to be consistent with Chapter 161.

**Policy 5-1.17.2: Florida Building Code.** Ensure the Village remains either consistent with, or more stringent than, the building construction techniques, and additional flood resistant construction requirements within the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

**Policy 5-1.17.3: National Flood Insurance Program, Community Rating System.** The Village will continue to participate in the Community Rating System administered by the National Flood Insurance Program. The Village shall continue to strengthen their sea-level rise adaptation strategies and work to reduce flood risk and losses, to improve their Community Rating Score.

**OBJECTIVE 5-2.3: DEVELOPMENT AND REDEVELOPMENT PRINCIPLES, STRATEGIES AND SOLUTIONS TO PROTECT CRITICAL INFRASTRUCTURE FROM FLOOD EVENTS.** The Village shall update data of critical facilities and create new strategies related to climate change impacts to infrastructure and shoreline protection.

**Policy 5-2.3.1: Inventory of Critical Facilities.** The Village will maintain a list of critical facilities within areas vulnerable to repeat flooding and analyze the facilities' capacity to accommodate sea-level rise over the life expectancy of the infrastructure.

**Policy 5-2.3.2: Strategies and Solutions to Protect Critical Facilities.** The Village shall develop strategies that identify how the Village will respond to impacts on critical facilities located in flood areas, considering the potential need and cost to maintain or relocate critical facilities from the areas expected to be affected.

**Policy 5-2.3.3: Shoreline Stabilization Strategy.** The Village will enforce a shoreline stabilization strategy to protect and enhance the built and natural environments from erosion and sea-level rise impacts, prioritizing natural green infrastructure approaches. The Village shall assure shoreline stabilization strategies are found to be in the public interest while taking into consideration the Village's vulnerability to climate change impacts. The Village shall consider public access to beaches, impacts to neighboring properties and the values and functions of beaches and coastal/marine systems relative to shoreline stabilization strategies.

**OBJECTIVE 5-2.4: SITE DEVELOPMENT TECHNIQUES AND BEST PRACTICES TO MINIMIZE LOSS DUE TO FLOODING.** In compliance with Florida Statutes 163.3178(2)(f)3, during this short-term planning period

the Village will implement site development techniques and best practices that reduce losses due to flooding.

**Policy 5-2.4.1: New Planning, Design and Permitting Standards.** The Village will incorporate a planning, design and permitting standard for infrastructure and public facilities that includes a sea-level rise assumption as developed by the Southeast Regional Climate Compact. The Village shall review and update sea-level rise projections when new and pertinent data is available.

**Policy 5-2.4.2: Monitor Changes to Road Elevation Standards.** The Village shall coordinate with appropriate agencies to monitor changes to minimum road elevation standards which may be specific to areas within Monroe County due to its unique exposure to climate change and sea-level rise impacts. Best science available will influence the management technique(s) to be utilized.

**Policy 5-2.4.3 Adaptation Action Areas.** The Village shall consider designation of “Adaptation Action Areas” with specific site development techniques and best practices to minimize losses due to flooding and claims made under flood insurance policies. New site development techniques could include living shorelines, bio-retention swales, permeable pavement and green roofs.

#### Objection #2: Planning Horizon-Future Land Use Map

The Village’s proposed Comprehensive Plan’s long-term planning horizon is currently 2010. Section 163.3177(5)(a), F.S., requires that comprehensive plans establish at least two planning periods, one covering at least the first 5-year period occurring after the plan’s adoption and one covering at least a 10-year period. The future land use map series was not submitted or updated.

#### Village of Islamorada Response

The future land use map series has been updated to include the long-term planning horizon of 2030.

Objection #3: Proposed Policy 5-2.2.1 provides that the Village will evaluate updated floodplain maps within one year of release of updated Federal Emergency Management Agency (FEMA) base flood maps. Communities participating in the Community Rating System receive maps from FEMA six months prior to the effective date of the maps and are required to utilize the “Final Map Determinations” that provide base flood elevations on the date prescribed by FEMA, not one year later. As proposed, the Policy is internally inconsistent with proposed Policy 5-2.1.5 that states that the Village will participate in the Community Rating System. The Community Rating System requires implementation of the final map determinations upon the date of the map becoming final.

#### Village of Islamorada Response

The proposed amendment shall include a revision to Policy 5-2.2.1 as follows:

**Policy 5-2.2.1 Evaluate Implement Updated FEMA Maps.** Islamorada, Village of Islands shall ~~review the most~~ implement the revised and updated FEMA flood maps within one (1) year of their release upon

receipt of the Final Map Determination by FEMA and evaluate floor elevation requirements, as necessary, for all new construction in vulnerable areas.

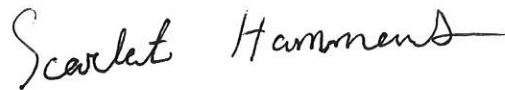
The following people can be contacted if you have any questions:

Ty Harris  
Director of Planning, Village of Islamorada  
Phone 305.664.6422  
[planningdirector@islamorada.fl.us](mailto:planningdirector@islamorada.fl.us)

Scarlet Hammons, AICP CTP  
Planning Consultant, The Corradino Group  
Phone 786.510.4799  
[Shammons@Corradino.com](mailto:Shammons@Corradino.com)

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

Sincerely,



Scarlet Hammons, AICP  
Planning Consultant

Encl.

Cc: Isabel Cosio Carballo, Executive Director, SFRPC  
Emily Schemper, Senior Director, Monroe County Planning and Environmental Resources  
Plan Reviewer, FDEP  
Shereen Yee Fong, Transportation Planner, FDOT District 6  
Terry Manning, Policy and Planning Analyst, SFWMD  
Robin Jackson, Historic Preservation Planner, FDOS  
Barbara Powell, Areas of Critical State Concern Administrator, DEO  
Mark Weigly, Director, FDOE  
Seth Lawless, Village Manager (no enclosures)  
Roget. V. Bryan, Village Attorney (no enclosures)

**ORDINANCE NO. 19-09**

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING THE COASTAL MANAGEMENT ELEMENT OF THE VILLAGE COMPREHENSIVE PLAN BY AMENDING POLICY 5-1.5.6 “STABILIZE NATURAL SHORELINE AND BEACH OR BERM”; POLICY 5-1.6.6 “LIMIT REDEVELOPMENT IN THE CHHA”; AND BY ESTABLISHING POLICY 5-1.12.4 “ENFORCE RESILIENT ACCESS TO SHORELINE”; OBJECTIVE 5-1.17 “MAINTAIN CONSISTENCY WITH FEDERAL, STATE, OR REGIONAL COASTAL INITIATIVES AND PROGRAMS”; POLICY 5-1.17.1 COASTAL CONSTRUCTION CONTROL LINE”; POLICY 5-1.17.2 FLORIDA BUILDING CODE”; POLICY 5-1.17.3 “NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY RATING SYSTEM”; OBJECTIVE 5-2.3: DEVELOPMENT AND REDEVELOPMENT PRINCIPLES, STRATEGIES AND SOLUTIONS TO PROTECT CRITICAL INFRASTRUCTURE FROM FLOOD EVENTS; POLICY 5-2.3.1 INVENTORY OF CRITICAL FACILITIES”; POLICY 5-2.3.2 “STRATEGIES AND SOLUTIONS TO PROTECT CRITICAL FACILITIES”; POLICY 5-2.3.3 “SHORELINE STABILIZATION STRATEGY”; OBJECTIVE 5-2.4: SITE DEVELOPMENT TECHNIQUES AND BEST PRACTICES TO MINIMIZE LOSS DUE TO FLOODING; POLICY 5-2.4.1 “NEW PLANNING, DESIGN AND PERMITTING STANDARDS”; POLICY 5-2.4.2 “MONITOR CHANGES TO ROAD ELEVATION STANDARDS”; POLICY “5-2.4.3 “ADAPTATION ACTION AREAS”; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY**

**WHEREAS**, the Comprehensive Plan of Islamorada, Village of Islands, Florida (the “Village”) became effective on December 26, 2001; and

**WHEREAS**, pursuant to Chapter 163, Part II, Florida Statutes, Islamorada, Village of Islands, Florida (the “Village”) proposes to amend (the “Amendment”) the Village Comprehensive Plan (the “Comprehensive Plan”); and



**WHEREAS**, Section 163.3191, Florida Statutes, directs local governments to complete an evaluation of its comprehensive plan to determine if plan amendments are necessary to reflect changes in State requirements; and

**WHEREAS**, Section 163.3178(1), Florida Statutes, directs that local government comprehensive plans restrict development activities where such activities would damage or destroy coastal resources, and that such comprehensive plans protect human life and limit public expenditures in areas that are subject to destruction by natural disaster; and

**WHEREAS**, Section 163.3178(2(f), Florida Statutes, directs local governments to adopt a redevelopment component which outlines the principles which shall be used to eliminate inappropriate and unsafe development in the coastal areas when opportunities arise; and

**WHEREAS**, the principles, goals, objectives and policies of the Comprehensive Plan are regulatory in their effect and represent the foundational policy to guide local government decision making-making; and

**WHEREAS**, the Village Local Planning Agency reviewed this Ordinance on December 12, 2016 in accordance with the requirements of Chapter 163, Florida Statutes; and

**WHEREAS**, the Village Council finds that the provisions of this Ordinance are consistent with the Village Comprehensive Plan and the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

**NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AS FOLLOWS:**

**Section 1.**     **Recitals.** The above recitals are true, correct and incorporated herein by this reference.

**Section 2. Adoption of Comprehensive Plan Amendment.** The Islamorada,

Village of Islands Comprehensive Plan is hereby amended to read as follows:<sup>1</sup>

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**Policy 5-1.5.6: STABILIZE NATURAL SHORELINE AND BEACH OR BERM.** Land Development Regulations shall specify criteria for beach re-nourishment projects. Shoreline development shall be restricted in order to preserve natural shorelines, beaches, and berms. Rigid shore protection structures shall not be permitted. When beach re-nourishment projects are needed, the berm system shall be restored, as necessary, utilizing native vegetation. Sand used in beach re-nourishment projects must meet all applicable criteria for maintenance and enhancement of sea turtle nesting habitat, including grain size, color, composition, and percent clay. Restoration to the natural shoreline will be performed using the best science and management practices available, including monitoring which will include characterizing the shoreline's health.

**Policy 5-1.6.5: Identify Areas Particularly Susceptible to Damage within the CHHA.** The Local Mitigation Strategy shall identify areas particularly susceptible to damage within the CHHA, including FEMA designated V-zones within the Village and repetitive loss areas as defined by FEMA's analytical model, and shall specify procedures for relocating or replacing public infrastructure away from these locations, where feasible. Working in coordination with County, State, and Federal agencies and programs, including the Flood Mitigation Assistance Program (FMAP), Repetitive Flood Claims (RFC), and Severe Repetitive Loss (SRL), the Village will continue to work with the State of Florida Division of Emergency Management, the Federal Emergency Management Agency, and the National Flood Insurance Program to mitigate flooding hazards through the acquisition, elevation, or relocation mitigation alternatives.

**Policy 5-1.6.6: Limit Redevelopment in the CHHA.** Islamorada, Village of Islands shall limit redevelopment in areas within the CHHA shown by the Local Mitigation Strategy to be particularly susceptible to repeated damage. Criteria for assessing redevelopment potential for these properties shall be addressed within the Post Disaster Redevelopment Plan, to be prepared pursuant to Policy 5-1.6.3. The Village shall work to reduce population densities within the CHHA upon redevelopment. Structures that are storm damaged over 50% of their most recent appraised value may be reconstructed only when the entire structure will then conform to all applicable regulations, including all land development regulations, and Florida Building Codes and coastal construction codes. The Village will develop and support public and private projects and programs to retrofit, relocate, or acquire properties susceptible to repetitive flooding.

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<sup>1</sup> Additional text is shown as underlined; deleted text is shown as ~~strikethrough~~.

**Policy 5-1.12.4: Enforce Resilient Access to Shoreline.** Islamorada, Village of Islands hosts a fragile ecosystem, and in order to protect this ecosystem, the Village will allow access to the shoreline only using public access pathways and right-of-ways, reducing the degradation of the local ecosystem and protection it offers.

**OBJECTIVE 5-1.17: MAINTAIN CONSISTENCY WITH FEDERAL, STATE, OR REGIONAL COASTAL INITIATIVES AND PROGRAMS.** The Village will maintain Federal, State, and regional programs that will assist in reducing flood risk to a level that is at minimum consistent with the required program, and where possible and in the best interest of the Village, more stringent than the program.

**Policy 5-1.17.1 Coastal Construction Control Line.** The Village shall enforce all regulations pertaining to the State’s Coastal Construction Control Line as established pursuant to State Statutes 161.053 to be consistent with Chapter 161.

**Policy 5-1.17.2: Florida Building Code.** Ensure the Village remains either consistent with, or more stringent than, the building construction techniques, and additional flood resistant construction requirements within the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

**Policy 5-1.17.3: National Flood Insurance Program, Community Rating System.** The Village will continue to participate in the Community Rating System administered by the National Flood Insurance Program. The Village shall continue to strengthen their sea-level rise adaptation strategies and work to reduce flood risk and losses, to improve their Community Rating Score.

**Policy 5-2.2.1 Evaluate ~~Implement~~ Updated FEMA Maps.** Islamorada, Village of Islands shall ~~review the most~~ implement the revised and updated FEMA flood maps ~~within one (1) year of their release~~ upon receipt of the Final Map Determination by FEMA and evaluate floor elevation requirements, as necessary, for all new construction in vulnerable areas.

**OBJECTIVE 5-2.3: DEVELOPMENT AND REDEVELOPMENT PRINCIPLES, STRATEGIES AND SOLUTIONS TO PROTECT CRITICAL INFRASTRUCTURE FROM FLOOD EVENTS.** The Village shall update data of critical facilities and create new strategies related to climate change impacts to infrastructure and shoreline protection.

**Policy 5-2.3.1: Inventory of Critical Facilities.** The Village will maintain a list of critical facilities within areas vulnerable to repeat flooding and analyze the facilities’ capacity to accommodate sea-level rise over the life expectancy of the infrastructure.

**Policy 5-2.3.2: Strategies and Solutions to Protect Critical Facilities.** The Village shall develop strategies that identify how the Village will respond to impacts on critical facilities located in flood areas, considering the potential need and cost to maintain or relocate critical facilities from the areas expected to be affected.

**Policy 5-2.3.3: Shoreline Stabilization Strategy.** The Village will enforce a shoreline stabilization strategy to protect and enhance the built and natural environments from erosion and sea-level rise impacts, prioritizing natural green infrastructure approaches. The Village shall assure shoreline stabilization strategies are found to be in the public interest while taking into consideration the Village’s vulnerability to climate change impacts. The Village shall consider public access to beaches, impacts to neighboring properties and the values and functions of beaches and coastal/marine systems relative to shoreline stabilization strategies.

**OBJECTIVE 5-2.4: SITE DEVELOPMENT TECHNIQUES AND BEST PRACTICES TO MINIMIZE LOSS DUE TO FLOODING.** In compliance with Florida Statutes 163.3178(2)(f)3, during this short-term planning period the Village will implement site development techniques and best practices that reduce losses due to flooding.

**Policy 5-2.4.1: New Planning, Design and Permitting Standards.** The Village will incorporate a planning, design and permitting standard for infrastructure and public facilities that includes a sea-level rise assumption as developed by the Southeast Regional Climate Compact. The Village shall review and update sea-level rise projections when new and pertinent data is available.

**Policy 5-2.4.2: Monitor Changes to Road Elevation Standards.** The Village shall coordinate with appropriate agencies to monitor changes to minimum road elevation standards which may be specific to areas within Monroe County due to its unique exposure to climate change and sea-level rise impacts. Best science available will influence the management technique(s) to be utilized.

**Policy 5-2.4.3 Adaptation Action Areas.** The Village shall consider designation of “Adaptation Action Areas” with specific site development techniques and best practices to minimize losses due to flooding and claims made under flood insurance policies. New site development techniques could include living shorelines, bio-retention swales, permeable pavement and green roofs.

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**Section 3. Transmittal.** Pursuant to Sections 163.3184 and 163.3187(6)(a), Florida Statutes, the Village Clerk is authorized to forward a copy of this Ordinance to the State Department of Economic Opportunity (the “DEO”).

**Section 4. Severability.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be

held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**Section 5. Effective Date.** This Ordinance shall not be effective immediately upon adoption. However, the Amendment shall not take effect until the date the final order is issued by the Department of Economic Opportunity to be in compliance in accordance with Chapter 163.3184, Florida Statutes. The Department of Economic Opportunity (“DEO”) notice of intent to find the Amendment in compliance shall be deemed to be the final order if no timely petition challenging the Amendment is filed.

The foregoing Ordinance was offered by Councilwoman Deb Gillis, who moved for its adoption on first reading. This motion was seconded by Councilman Mike Forster, and upon being put to a vote, the vote was as follows:

Mayor Jim Mooney	YES
Vice Mayor Chris Sante	YES
Councilman Mike Forster	YES
Councilwoman Deb Gillis	YES
Councilwoman Cheryl Meads	YES

**PASSED** on first reading this 5<sup>th</sup> day of January, 2017.

The foregoing Ordinance was offered by Councilman Ken Davis, who moved for its adoption. This motion was seconded by Councilwoman Cheryl Meads, and upon being put to a vote, the vote was as follows:

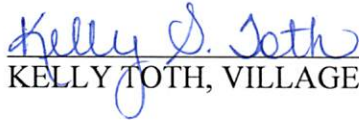
Mayor Deb Gillis	YES
Vice Mayor Mike Forster	YES
Councilman Ken Davis	YES
Councilwoman Cheryl Meads	YES
Councilman Jim Mooney	YES

**PASSED AND ADOPTED** on second reading this 30<sup>th</sup> day of May, 2019.



DEB GILLIS, MAYOR

ATTEST:



KELLY TOTH, VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY  
FOR THE USE AND BENEFIT OF  
ISLAMORADA, VILLAGE OF ISLANDS ONLY



ROGET V. BRYAN, VILLAGE ATTORNEY

**Rick Scott**  
GOVERNOR



**Cissy Proctor**  
EXECUTIVE DIRECTOR

March 10, 2017

The Honorable Jim Mooney  
Mayor, Village of Islamorada  
86800 Overseas Highway  
Islamorada, Florida 33036

Dear Mayor Mooney:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for the Islamorada, Village of Islands (Village) (Amendment No. 17-1ER), which was received and determined complete on January 11, 2017. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S. Review comments received by the Department from the appropriate reviewing agencies are also enclosed.

The attached Objections, Recommendations, and Comments Report outlines our findings concerning the amendment. We have identified objections and have included recommendations regarding measures that can be taken to address them.

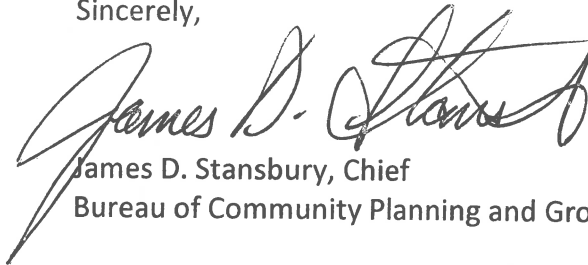
The Village should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(4)(e)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of the Department of Economic Opportunity report, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department of Economic Opportunity and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
850.245.7105 | [www.floridajobs.org](http://www.floridajobs.org)  
[www.twitter.com/FLDEO](http://www.twitter.com/FLDEO) | [www.facebook.com/FLDEO](http://www.facebook.com/FLDEO)

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions related to this review, please contact Mike McDaniel at (850) 717-8463, or by email at Michael.McDaniel@DEO.myFlorida.com

Sincerely,



James D. Stansbury, Chief  
Bureau of Community Planning and Growth

JDS/mm

Enclosures: Procedures for Adoption  
Agency Comments  
Objections, Recommendations, and Comments Report

cc: Ms. Cheryl Cioffari, Director of Planning, Village of Islamorada  
Ms. Isabel Cosio Carballo, Executive Director, South Florida Regional Council  
Mr. Seth Lawless, Village Manager, Village of Islamorada



## OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT

### PROPOSED COMPREHENSIVE PLAN AMENDMENT

#### VILLAGE OF ISLAMORADA (DEO No. 17-1ER)

Department staff identified the following objections and comments. If the Village of Islamorada (the Village) adopts the amendment without addressing the objections, the Department may find the amendment not in compliance pursuant to section 163.3184(4)(e)4., Florida Statutes (F.S.).

#### 1. **Objection: Peril of Flood**

Policies proposed within the amendment do not address the requirements of section 163.3178(2)(f)1.-3., F.S., as follows:

- Coastal areas that are currently at risk or projected to be at risk in the future from high-tide events, storm surge from storms of greater than category one-intensity, flash floods, stormwater runoff, and sea-level rise are not identified through a map or policy to be adopted pursuant to section 163.3178(2)(f)1., F.S. *See also* section 163.3177(1)(f), F.S.
- The amendment does not identify development and redevelopment principles, strategies, and engineering solutions that will remove real property from flood zone designations pursuant to section 163.3178(2)(f)2., F.S.
- The amendment does not identify site development techniques and best practices that reduce losses due to flooding, pursuant to section 163.3178(2)(f)3., F.S.

The proposed amendment does not expressly meet the above requirements. The amendment package did not include data and analysis that demonstrates the level of flood risk related to the factors identified above, or a map projecting coastal inundation due to sea level rise where there will be impacts to infrastructure.

**Authority:** Sections 163.3177(1)(f) and (2), and 163.3178(2)(f), F.S.

**Recommendation:** Staff recommends that the Village take the following steps to address the peril of flood. Develop policies that specifically address the impacts of sea level rise and the other statutorily-identified flood risks. The Village could use one of several available tools to identify its at-risk coastal areas such as the Digital Coast Tool from the National Oceanic and Atmospheric Administration available at

<http://coast.noaa.gov/digitalcoast/tools/flood-exposure>

<http://coast.noaa.gov/digitalcoast/tools/slr>.

<https://coast.noaa.gov/slrdata/>

The Village could consider developing a list of critical facilities within the vulnerable area and analyze the facilities' capacity to accommodate sea level rise over the life expectancy of the infrastructure. Once the analysis has been conducted, the Village may wish to designate "Adaptation Action Areas" (AAA) where there will be moderate levels of flooding. The Village could then develop strategies that identify how the Village will respond. As you develop strategies, consider both non- structural and structural approaches that might include retreating. As the Village evaluates the impact, consider the potential need and cost to maintain or remove critical facilities (such as sewer plants, local roads, stormwater infrastructure, fire stations, hospitals, lift stations, city property, institutional facilities etc.) from the areas expected to be affected. The Village may also wish to identify the location and value of critical facilities.

The Village could consider strengthening floodplain administration policies that will earn additional points under the community rating system that will result in reduced flood insurance premiums for the citizens. The Village's strategies could identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies.

## **2. Objection: Planning Horizon-Future Land Use Map**

The Village's proposed Comprehensive Plan's long-term planning horizon is currently 2010. Section 163.3177(5)(a), F.S., requires that comprehensive plans establish at least two planning periods, one covering at least the first 5-year period occurring after the plan's adoption and one covering at least a 10-year period. The future land use map series was not submitted or updated.

**Authority:** Section 163.3177(2) and (5)(a), F.S.

**Recommendation:** Please submit a planning horizon that has been updated to 2030 along with supporting data and analysis to include updated future land use map series.

## **3. Objection: Implementation of Flood Maps**

Proposed Policy 5-2.2.1 provides that the Village will evaluate updated floodplain maps within one year of release of updated Federal Emergency Management Agency (FEMA) base flood maps. Communities participating in the Community Rating System receive maps from FEMA six months prior to the effective date of the maps and are required to utilize the "Final Map Determinations" that provide base flood elevation on the date prescribed by FEMA, not one year later. As proposed, the Policy is internally inconsistent with proposed Policy 5-2.1.5 that states that the Village will participate in the Community Rating System. The Community Rating System requires implementation of the final map determinations upon the date of the map becoming final.

**Authority:** Section 163.3177(2), 163.3177(6)(d), and 163.3177(6)(a)3.e., F.S.

**Recommendation:** The Village should revise proposed Policy 5-2.2.1 to indicate that the new FEMA flood maps will be implemented upon receipt of the Final Map Determinations by FEMA.

**Comments:**

1. Please consider adopting the “Local Mitigation Strategy” and “Islamorada Matters, Chapter 8, Islamorada Implementation” into the comprehensive plan by title, edition/date, and author and include both reports as data. Policies 5-1.6.5, 5-1.6.6, 5-1.6.8, Objective 5-1.11, and Policy 5-1.10.2 could be amended to reference the Local Mitigation Strategy by its title “Monroe County and Incorporated Municipalities, 2015 update).
2. Policy 5-2.1.5 states that the Village shall participate in the National Flood Insurance Program Community Rating System. This policy could be strengthened by indicating that the Village will continue implementing the National Flood Insurance Program (NFIP) and will annually evaluate mechanisms to increase points in order to obtain insurance policy fee reductions.
3. Several existing adopted policies indicate evaluations will be conducted prior to the current date regarding redevelopment in the coastal high hazard area (Policies 5-1.6.5 through 5-1.6.10, Policy 5-1.8.1; Policies 5-1.6.6 and 5-1.6.8, 5-1.10.2 and Objective 5-1.11). These policies could be implemented and the evaluation data considered in revising strategies to address redevelopment in areas susceptible to repeat damage and flooding.
4. Consider adopting policies to enhance the ability of natural systems to reduce vulnerabilities. Some examples are “Living shorelines” Bio-retention swales, permeable pavement and green roofs.
5. It would be helpful for the Village to work with the water management district to coordinate an update to the water supply plan. The Village is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the District’s Governing Board. The District’s Governing Board approved the LEC Water Supply Plan Update on September 12, 2013. Therefore, the Village’s Work Plan was to be adopted by March 12, 2015 and should be included in the Villages’ comprehensive plan update. The Village will need to include updated water demand projections for the identified planning period, identify alternative and traditional water supply projects, and conservation and reuse activities needed to meet the projected future demands.
6. Village staff may wish to coordinate with FDOT regarding sea level rise implications to US Highway One, utilizing data from the Southeast Florida Regional Climate Change Compact.

7. Proposed Objective 5-2.2 regarding energy reduction and climate change is not meaningful and predictable. The Objective does not contain a date by which the Objective will be accomplished or describe how the Village will implement the Policies. The Objective could be revised to specify a date and use meaningful and predictable standards describing how the objective will be achieved.

## Sample Policies Attachment

### ***Monroe County Comprehensive Plans Policies related to Sea Level Rise***

Objective 1502.1 In conjunction with future updates to the 2030 Comprehensive Plan and land development regulations, the County shall update the data and assumptions related to climate change impacts to infrastructure based on the latest scientific predictions and observed (monitored) impacts. Monroe County shall also consider climate change impacts such as increased temperatures, sea level rise, potentially shifting habitat and ecosystem types and the need to withstand increased storm surge in evaluating public infrastructure decisions.

Policy 1502.1.1 prior to incorporating a new project to the Capital Improvements Element, Monroe County shall assure that it is reviewed for recommendations to increase resiliency and account for the impacts from climate change, including but not limited to, sea level rise and storm surge. Monroe County shall evaluate financial expenditures to fund repairs, reconditioning of deteriorating infrastructure and new infrastructure improvements within or proximate to vulnerable areas to manage public investments appropriately. Monroe County shall focus on level of service standards, as one of the points of analysis, to assure that infrastructure useful life and service expectations can be met in the face of climate change impacts.

Policy 1502.1.5 Within five (5) years after the adoption of the 2030 Comprehensive Plan, Monroe County shall initiate an inventory of existing and planned infrastructure up to the 2030 horizon, based upon the vulnerability mapping identified in Policy 1502.1.4, for capacity to accommodate projected sea-level rise over the life expectancy of that infrastructure. Monroe County shall identify the infrastructure within those areas, its useful life and any retrofits or capital projects necessary to address the impacts of sea level rise. These strategies may include defense, accommodation, or and retreat projects, or not building planned infrastructure in vulnerable locations, to address the impacts of sea level rise. Monroe County will consider developing design criteria, in conjunction with a broader asset management planning process.

Policy 1502.1.6 Within five (5) years after the adoption of the 2030 Comprehensive Plan, Monroe County shall consider incorporating a planning, design and permitting standard for infrastructure and public facilities that may include a sea level rise assumption of 3"-7" by 2030 as developed by the Southeast Regional Climate Compact. The County shall review and update sea level rise projections when new and pertinent data is available. (The 3"-7" by 2030 is based on a 2010 baseline -- if adjusted to a 1992 baseline it would result in 6" to 10" by 2030 above the 1992 mean sea level)

Policy 1502.1.9 Monroe County shall coordinate with appropriate agencies to monitor changes to minimum road elevation standards which may be specific to Monroe County due to its unique exposure to climate change and sea level rise impacts. This could also include enhanced storm water management requirements and resurfacing requirements for certain transportation segments.

Policy 1503.1.8 Within five (5) years after the adoption of the 2030 Comprehensive Plan, Monroe County shall develop a shoreline stabilization strategy to protect and enhance the built and natural environments from erosion and sea level rise impacts prioritizing natural green infrastructure approaches. Monroe County shall assure shoreline stabilization strategies are found to be in the public interest in light of that area's vulnerability to climate change impacts. Monroe County shall also consider public access to beaches, minimizing adverse impacts to coastal processes and resources, impacts to neighboring properties, and the values and functions of beaches and coastal/marine systems, relative to shoreline stabilization strategies.

SUBMITTAL OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

May 2011

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit three complete copies of all comprehensive plan materials, (one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy each to the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the proposed amendment:

\_\_\_\_\_ A statement indicating the amendment is related to 1) an area of critical state concern designated pursuant to Section 380.05, F.S.; 2) a rural land stewardship area pursuant to Section 163.3248, F.S.; 3) a sector plan pursuant to Section 163.3245, F.S.; 4) an update a comprehensive plan based on an evaluation and appraisal report pursuant to Section 163.3191, F.S.; or 5) a new plan for a newly incorporated municipality adopted pursuant to Section 163.3167, F.S.;

\_\_\_\_\_ The date(s) the local planning agency and the commission held public hearings;

\_\_\_\_\_ A statement certifying that the proposed amendment(s) have been submitted to the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request. Certification means that the letter must state that a copy of a complete amendment package including supporting data and analysis has been mailed to these agencies and the date it was mailed;

\_\_\_\_\_ A summary of the plan amendment(s) including that the amendment is being submitted under the state coordinated review process;

\_\_\_\_\_ The month the local government anticipates the amendment will be adopted;

\_\_\_\_\_ The name, title, address, telephone, FAX number, and e-mail of the local contact person;

**PROPOSED AMENDMENT PACKAGE:** Please include the following information in the proposed amendment package:

\_\_\_\_\_ All proposed text, in a strike-through/underline format (or similar easily identifiable format);

\_\_\_\_\_ Staff, local planning agency and local governing body recommendations;

\_\_\_\_\_ Support documents or summaries of the support documents on which the recommendations regarding the proposed plan amendment(s) are based;

\_\_\_\_\_ For Future Land Use Map amendments please include all maps in **color format** depicting:

\_\_\_\_\_ The proposed future land use designation of the subject property;

\_\_\_\_\_ The boundary of the subject property and its location in relation to the surrounding street and thoroughfare network;

\_\_\_\_\_ The present future land use map designations of the subject properties and abutting properties.

\_\_\_\_\_ An Existing Land Use Map depicting:

\_\_\_\_\_ The existing land use(s) of the subject property and abutting properties and

\_\_\_\_\_ The size of the subject property in acres or fractions thereof.

\_\_\_\_\_ A description of availability of and the demand on sanitary sewer, solid waste, drainage, potable water and water supply, traffic circulation, schools (if local government has adopted school concurrency), and recreation, as appropriate;

\_\_\_\_\_ Information regarding the consistency of the proposed land use amendments with the Future Land Use Element goals, objectives and policies, and those of other affected elements.

\_\_\_\_\_ If a local government relies on original data, or data and analysis from a previous amendment, a reference to the specific portions of the previously submitted data and analysis on which the local government relies to support the amendment;

\_\_\_\_\_ If previous data and analysis is no longer the best available existing data or no longer supports the plan, then copies of updated and reanalyzed data and analysis to support the proposed amendment.





*Florida Department of Transportation*

RICK SCOTT  
GOVERNOR

1000 NW 111 Avenue  
Miami, FL 33172

JIM BOXOLD  
SECRETARY

January 20, 2017

Ray Eubanks, Plan Processing Administrator  
Department of Economic Opportunity  
Community Planning and Development  
107 East Madison Street  
Caldwell Building, MSC 160  
Tallahassee, Florida 32399

**Subject: Comments for the Proposed Comprehensive Plan Amendment, Islamorada #17-1ER**

Dear Mr. Eubanks:

The Florida Department of Transportation, District Six, completed a review of the *Proposed Comprehensive Plan Amendment, Islamorada #17-1ER*. The District has reviewed the amendment package per *Chapter 163 Florida Statutes* and has found no adverse impacts to transportation resources and facilities of State importance.

Please contact me at 305-470-5445 if you have any questions concerning our response.

Sincerely,

Kenneth Jeffries  
Transportation Planner

Cc: Harold Desdunes, P.E., Florida Department of Transportation, District 6  
Dat Huynh P.E., Florida Department of Transportation, District 6  
Lisa Colmenares, AICP, Florida Department of Transportation, District 6  
Cheryl Cioffari, Islamorada, Village of Islands  
Mayte Santamaria, Monroe County  
Karen Hamilton, South Florida Regional Planning Council  
Isabel Moreno, South Florida Regional Planning Council

## Eubanks, Ray

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**From:** Manning, Terese <tmanning@sfwmd.gov>  
**Sent:** Wednesday, February 01, 2017 4:56 PM  
**To:** DCPexternalagencycomments  
**Cc:** Cheryl Cioffari (cheryl.cioffari@islamorada.fl.us); Mayte Santamaria (Santamaria-Mayte@MonroeCounty-FL.Gov); Jetton, Rebecca; Isabel Cosio Carballo (isabelc@sfrpc.com); Isabel Moreno  
**Subject:** Islamorada Proposed Comprehensive Plan Amendment #17-1ER

Dear Mr. Eubanks:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from Islamorada, Village of Islands (Village). The amendment package proposes to update the Coastal Management Element text to address climate change issues. There appear to be no regionally significant water resource issues; however, the District offers the following technical guidance regarding Regional Water Supply Planning:

- The Village is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the District's Governing Board. The District's Governing Board approved the LEC Water Supply Plan Update on September 12, 2013. Therefore, the Village's Work Plan was to be adopted by March 12, 2015; however, the District has not received the updated Work Plan for review to date. The Village will need to include updated water demand projections for the identified planning period, identify alternative and traditional water supply projects, and conservation and reuse activities needed to meet the projected future demands. Planning tools are available on the District's website for your use and District Staff are available to provide technical assistance to update the Work Plan, including reviewing draft Work Plans prior to formal plan amendment submittal. The planning tools are located at this link: <https://www.sfwmd.gov/our-work/water-supply/work-plans>.

The District offers its technical assistance to the Village and the Department of Economic Opportunity in developing sound, sustainable solutions to meet the Village's future water supply needs and to protect the region's water resources. Please forward a copy of the adopted amendments to the District when they become available. Please contact me if you need assistance or additional information.

Sincerely,

Terry Manning, Policy and Planning Analyst  
South Florida Water Management District  
Water Supply Implementation Unit  
3301 Gun Club Road, MSC 4222  
West Palm Beach, FL 33406  
Phone: 561-682-6779  
Fax: 561-681-6264  
E-Mail: [tmanning@sfwmd.gov](mailto:tmanning@sfwmd.gov)

**Eubanks, Ray**

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**From:** Plan\_Review (Shared Mailbox) <Plan.Review@dep.state.fl.us>  
**Sent:** Friday, February 03, 2017 2:20 PM  
**To:** Eubanks, Ray; DCPexternalagencycomments  
**Subject:** Islamorada 17-1ER Proposed

To: Ray Eubanks, DEO Plan Review Administrator

Re: Islamorada 17-1ER – State Coordinated Review of Proposed Comprehensive Plan Amendment

\*Please note the new contact information below.

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Feel free to contact me at [Suzanne.e.ray@dep.state.fl.us](mailto:Suzanne.e.ray@dep.state.fl.us) or (850) 717-9037 for assistance or additional information. Please send all amendments, both proposed and adopted, to [plan.review@dep.state.fl.us](mailto:plan.review@dep.state.fl.us) or

Florida Department of Environmental Protection  
Office of Intergovernmental Programs, Plan Review  
2600 Blair Stone Rd. MS 47  
Tallahassee, Florida 32399-2400





**COUNCIL MEETING AGENDA**

**Monday, January 23, 2017 – 10:30 a.m.**

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL  
3440 HOLLYWOOD BOULEVARD, SUITE 140  
HOLLYWOOD, FL 33021  
(954) 985-4416**

**Call in Number: 1-888-670-3525, Code 2488435943#**

**I. Pledge of Allegiance and Roll Call**

**II. Approval Council Agenda**

**III. Presentations**

Recognition of former Councilmembers Martin David Kiar, Stacy Ritter, and Paul Wallace

Jessica A. Josselyn, Associate Planner, Kittelson & Associates, Inc. – Presentation on 2040 Long Range Transportation Plan

**IV. Action Items**

- A. Minutes of Previous Meeting
- B. Financial Reports
- C. Intergovernmental Coordination and Review Report
- D. Consent: Comprehensive Plan Amendment Reviews
  - Proposed
    - Broward County 16-9ESR
    - Monroe County 16-5ACSC
    - City of Deerfield Beach 16-1ESR
    - Islamorada, Village of Islands 16-8ACSC
    - City of Margate 16-2ESR
    - City of Miami Beach 16-2ESR
    - City of West Miami 16-2ESR
    - City of Weston 16-2ESR
  - Adopted
    - Miami-Dade County 16-1ESR
    - Village of Palmetto Bay 16-4ESR
    - City of Tamarac 16-1ESR
- E. Regional Issues: Comprehensive Plan Amendment Reviews – None
- F. Proposed Meeting Schedule – 2017
- G. Election of Officers

**( O V E R )**



South Florida Regional Planning Council  
3440 Hollywood Boulevard, Suite 140, Hollywood, Florida 33021  
954.985.4416 Phone, 954.985-4417 FAX  
[www.sfrationalcouncil.org](http://www.sfrationalcouncil.org)

- H. Appointments to the Revolving Loan Administration Board
- I. Resolution 17-01 Urging the Florida Legislature to Support the Downtown Miami Link and Coastal Link Projects

**V. Discussion Items**

- A. Executive Director's Report
- B. Legal Counsel Report
- C. Ex-Officio Reports

**VI. Program Reports and Activities**

- A. Revolving Loan Fund Reports
  - 1) SFRPC Revolving Loan Funds Status Report
- B. Development of Regional Impact Status Report
- C. Comprehensive Economic Development Strategy Plan Update
- D. Metropolitan Planning Organization Coordination and Planning Area Reform Rule

**VII. Announcements and Attachments**

- A. Correspondence and Attendance Form
- B. Upcoming Meetings
  - 1) February 27, 2017, 10:30 a.m. (SFRPC Offices, Hollywood)

**VIII. Councilmember Comments**

**IX. Adjournment**

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the Agency at least 5 days before the hearing by contacting the South Florida Regional Planning Council at one of the following: (1) 3440 Hollywood Blvd, Suite 140, Hollywood, Florida 33021; (2) Phone 954-985-4416; (3) Fax 954-985-4417; or (4) [sfadmin@sfrpc.com](mailto:sfadmin@sfrpc.com). If you are hearing or speech impaired, please contact the Agency using the Florida Relay Service, 1 (800) 955-8771 (TTY/VCO), 1 (800) 955-8770 (Voice), 1 (800) 955-8773 (Spanish).

Agenda packets for upcoming Council meetings will be available at the Council's website, <http://sfregionalcouncil.org/resources/agenda/> ten days prior to the meeting.

If you would like to be added to the e-mail list to receive the link to the agenda, please e-mail the Council at [sfadmin@sfrpc.com](mailto:sfadmin@sfrpc.com).

For those not able to attend in person, please dial 1-888-670-3525, Code 2488435943#



## MEMORANDUM

AGENDA ITEM #IV.D

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DATE: JANUARY 23, 2017  
TO: COUNCIL MEMBERS  
FROM: STAFF  
SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN PROPOSED AND ADOPTED AMENDMENT  
CONSENT AGENDA

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Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to 1) adverse effects on regional resources and facilities identified in the *Strategic Regional Policy Plan for South Florida (SRPP)* and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.

Council staff has not identified adverse effects to regional resources and facilities or extra-jurisdictional impacts that would result from the following map and text amendments.

### Recommendation

Find the proposed and adopted plan amendments from the local governments listed in the tables below generally consistent with the *Strategic Regional Policy Plan for South Florida*.

Approve this report for transmittal to the local governments with a copy to the State Land Planning Agency.

**PROPOSED AMENDMENTS**

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
Broward County 16-9ESR (received 12-06-16)	√	N/A	01-23-17	11-29-16	Unanimous
<p>1. The proposed amendment to the Broward County Comprehensive Plan seeks changes to the Broward County Land Use Plan (BCLUP) and the BCLUP map amendment to allow for a Local Activity Center (LAC) for the City of Deerfield Beach.</p> <p>2. The affected amendment area is 119.7 acres of land located on the east side of Dixie Highway/FEC Railroad corridor between the Hillsboro Canal and one-half block south of Southeast 5th Court.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Monroe County 16-5ACSC (received 12-05-16)	√	N/A	01-23-17	10-19-16	5-0
<p>1. The proposed amendment to the Monroe County Comprehensive Plan seeks to provide a maximum net density of one dwelling unit per platted plot with the transfer of one Transferable Development Rights (TDR) for the development of one Tier 3 platted lot with a Residential Low (RL).</p> <p>2. The amendment would only affect Tier 3 platted lots with a Residential Low designation.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Deerfield Beach 16-1ESR (received 12-06-16)	√	N/A	01-23-17	01-19-16	5-0
<p>1. The proposed amendment to the City of Deerfield Beach Comprehensive Plan seeks to change the land use designation on a 119.7 gross acre parcel to Local Activity Center (LAC) to allow for increased local retail and more housing choices within a walkable neighborhood that has close access to the beach and I-95.</p> <p>2. The affected amendment area is generally located north of SE 7<sup>th</sup> Street, south of the Hillsboro Canal, east of Dixie Highway, and west of NE and SE 6<sup>th</sup> Avenue.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
Islamorada, Village of Islands 16-8ACSC (received 01-09-17)	√	N/A	01-23-17	01-05-17	5-0
<p>1. The proposed text amendments were made to the Housing, Costal Management, Conservation, and Intergovernmental Coordination Elements of Islamorada, Village of Islands' Comprehensive Plan for consistency with changes in state requirements, and to address impacts related to climate change and sea level rise.</p> <p>2. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Margate 16-2ESR (received 12-05-16)	√	N/A	01-23-17	10-19-16	5-0
<p>1. The proposed amendment to the Margate Comprehensive Plan seeks to amend Element I in the Future Land Use Element in order to permit habitable structures within recreational vehicle resort parks.</p> <p>2. The amendment would affect properties designated as recreational vehicle resort parks within the City of Margate.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Miami Beach 16-2ESR (received 12-05-16)	√	N/A	01-23-17	07-13-16	Unanimous
<p>1. The proposed amendments to the City of Miami Beach Comprehensive Plan will allow for the implementation of a Light Rail/Modern Streetcar. The changes will ensure consistency with the adopted Transportation Master Plan and Bicycle Master Plan and facilitate the development of Transit Intermodal Facilities.</p> <p>2. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					



Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
City of West Miami 16-2ESR (received 12-20-16)	√	N/A	01-23-17	09-14-16	5-0
<p>1. The proposed amendment to the City of West Miami Comprehensive Plan seeks to update its Future Land Use Map (FLUM) as well as add an Economic Development Element to further the Miami-Dade County's <i>One Community One Goal</i> (OCOG) Strategic Plan by creating a positive business climate and improving the quality of life for City residents. The goals also aligns with the Florida Chamber Foundation's Six Pillars for Florida's Future Economy Process and the six livability principles of HUD's Sustainable Communities Initiative.</p> <p>2. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Weston 16-2ESR (received 12-19-16)	√	N/A	01-23-17	12-05-16	5-0
<p>1. The proposed amendment to the City of Weston's Comprehensive Plan will change the future land use map designation of the property known as the Weston Bonaventure Resort and Spa from Residential Irregular 5 to Residential Irregular 26. The current land use allows a maximum of 504 hotel rooms or 252 dwelling units (one dwelling unit equals 2 hotel rooms). The change will allow the applicant to redevelop the property with 591 residential units and 240 hotel rooms (120 residential dwelling equivalents).</p> <p>2. The affected parcel is a 27.4 acre property located on the north and south sides of Racquet Club Road, west of Bonaventure Boulevard in the City of Weston.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					

**ADOPTED AMENDMENTS**

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
Miami-Dade County 16-1ESR (received 01-03-17)	N/A	v	01-23-17	12-08-16	Unanimous
<ol style="list-style-type: none"> <li>1. The adopted text and land use amendments updates the Miami-Dade County Comprehensive Master Plan to reflect concurrent changes to the Beacon Lake Development of Regional Impact.</li> <li>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</li> <li>3. The local government adopted the amendment as proposed.</li> </ol>					
Village of Palmetto Bay 16-4ESR (received 12-14-16)	N/A	v	01-23-17	11-07-16	5-0
<ol style="list-style-type: none"> <li>1. The adopted amendment revises the Village of Palmetto Bay Comprehensive Plan to allow for amendments that pertain to water supply facility goals and objectives. The amendment makes the Village's Water Supply Facilities Work Plan consistent with the plans for Miami-Dade County and the South Florida Water Management District. The amendment includes policies to encourage the use of Florida Friendly Landscape guidelines. The amendment includes commitments to coordinate with the Miami-Dade County Water and Sewer Department on water supply issues, and with the South Florida Water Management District on the 2013 Lower East Coast Water Supply Plan Update. The amendment also adopts the Village's 18-year Water Supply Facilities Work Plan (2016-2033).</li> <li>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</li> <li>3. The local government adopted the amendment as proposed.</li> </ol>					

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
City of Tamarac 16-1ESR (received 12-29-16)	N/A	v	01-23-17	12-14-16	5-0
<p>1. The adopted amendment to the City of Tamarac Comprehensive Plan updates the 10-year Water Supply Facilities Work Plan to ensure coordination and conformity with the South Florida Water Management District's recent update to the regional water supply plan. The amendment also updates the Capital Improvements Schedule as well as the Future Land Use; Infrastructure; Conservation; Intergovernmental Coordination; and Capital Improvement Elements.</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. The local government adopted the amendment as proposed.</p>					





DRAFT

# Coastal Flood Risk and Exposure - Islamorada, FL

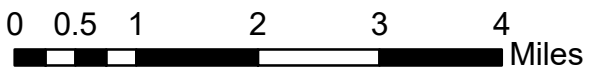
DRAFT



**Legend**

-  Village Boundary
-  Current CHHA

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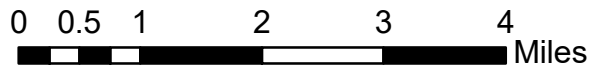




DRAFT

# Coastal Flood Risk and Exposure - Islamorada, FL

DRAFT

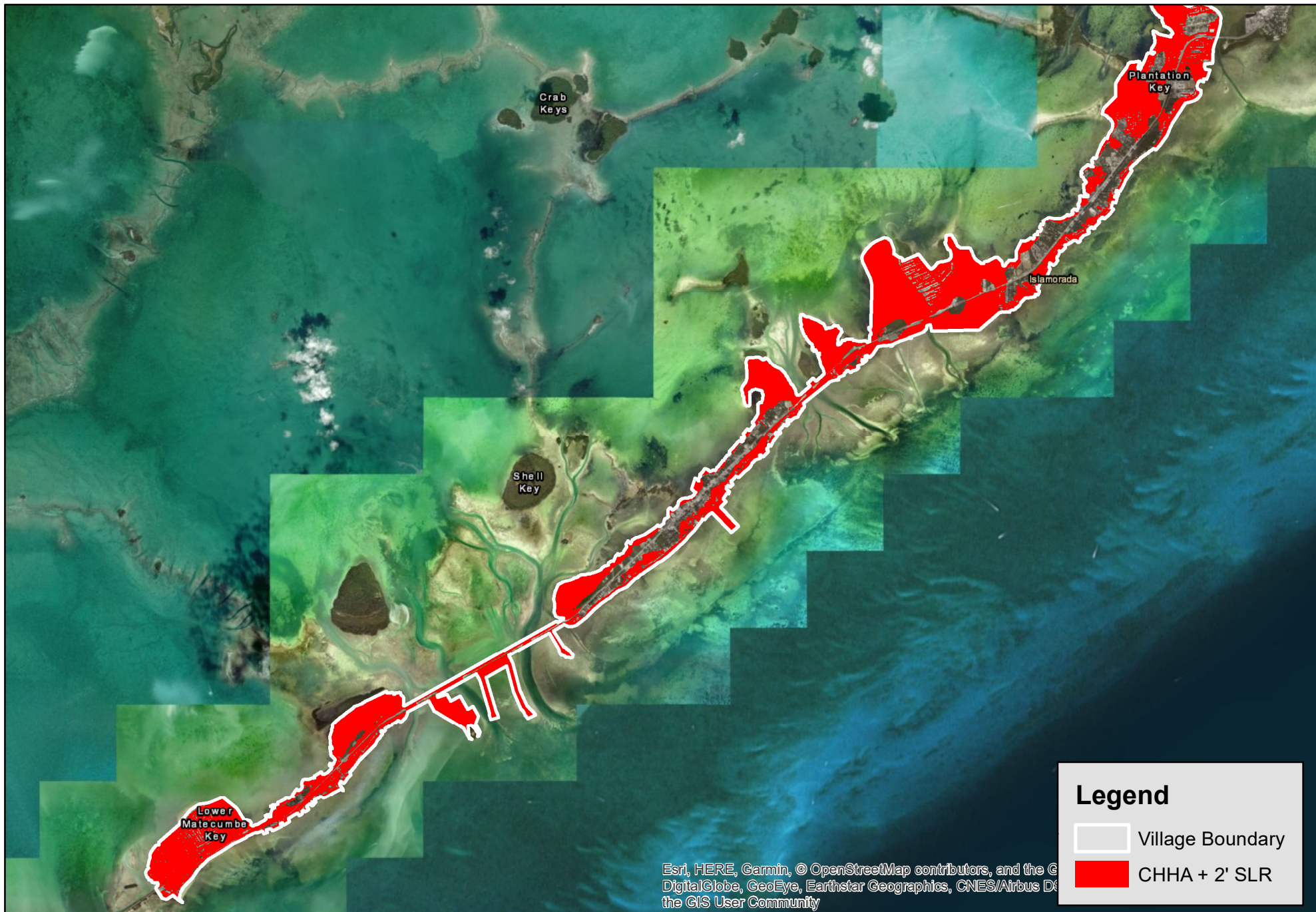






DRAFT

# Coastal Flood Risk and Exposure - Islamorada, FL

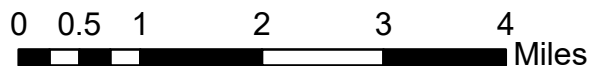
DRAFT



**Legend**




-  Village Boundary
-  CHHA + 2' SLR

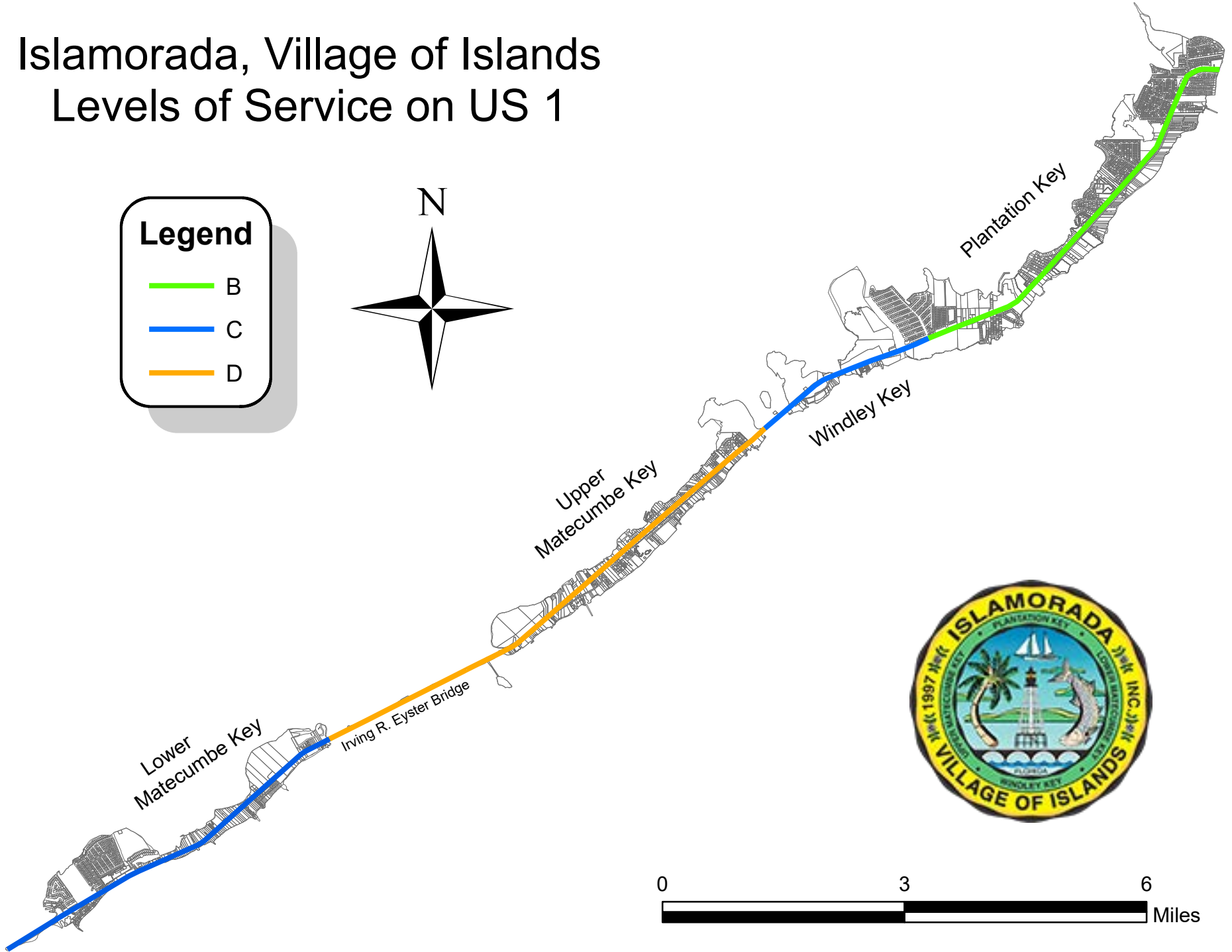
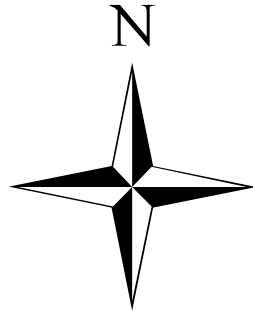
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# Islamorada, Village of Islands Levels of Service on US 1

**Legend**

-  B
-  C
-  D



# ISLAMORADA, VILLAGE OF ISLANDS NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, May 30, 2019, at 5:30 P.M.**, the Islamorada, Village of Islands Village Council will hold a public hearing at Founders Park Community Center located at 87000 Overseas Highway, Islamorada, Florida. The purpose of the public hearing is to consider the following items:

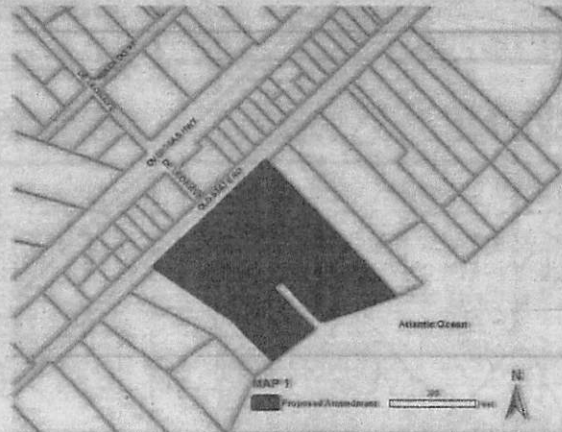
**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF SUNSET VENTURES, LLC., FOR MINOR CONDITIONAL USE APPROVAL TO ALLOW FOR DEVELOPMENT OF A 41-UNIT AFFORDABLE HOUSING APARTMENT COMPLEX AND THE RENOVATION OF AN EXISTING 30-UNIT HOTEL (SUNSET INN), 2,500 SQUARE FEET OF RESTAURANT SPACE, AND 3,700 SQUARE FEET OF RETAIL SPACE FOR PROPERTY LOCATED AT 82200 OVERSEAS HIGHWAY ON UPPER MATECUMBE KEY IN THE VC (VILLAGE CENTER) ZONING DISTRICT, WITH REAL ESTATE NUMBER 00399601-000000, AS LEGALLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.**

## FIRST READINGS

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30 "LAND DEVELOPMENT REGULATIONS," ARTICLE IV "ADMINISTRATIVE PROCEDURES," DIVISION 11 "BUILDING PERMIT ALLOCATION SYSTEM," SECTION 30-474 "BUILDING PERMIT ALLOCATION" OF THE VILLAGE CODE OF ORDINANCES TO AMEND PROVISIONS RELATED TO THE DEDICATION OF LAND TO THE VILLAGE; ESTABLISHING SECTION 30-478 "EXCHANGE OF VILLAGE OWNED LOTS OR PARCELS RECEIVED THROUGH BPAS LAND DEDICATION" OF THE VILLAGE CODE OF ORDINANCES TO ALLOW FOR THE EXCHANGE OF PARCELS BETWEEN THE VILLAGE AND A PRIVATE PARTY; PROVIDING FOR THE REPEAL OF ALL CODE PROVISIONS AND ORDINANCES INCONSISTENT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; 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.**

**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 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. (MAP 1)**

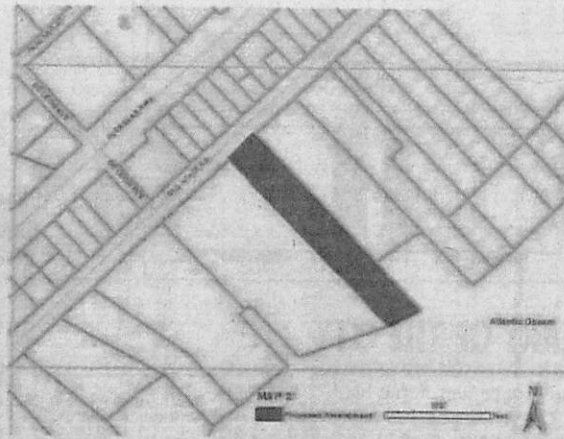
**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF ISLANDS OF ISLAMORADA AND WEAVER ASSETS MM82.7 LLC., TO AMEND THE OFFICIAL ZONING MAP FROM MULTIFAMILY (MF) ZONING DISTRICT TO TOURIST COMMERCIAL (TC) ZONING DISTRICT FOR PROPERTY LOCATED AT 82779 OLD HIGHWAY, AT APPROXIMATELY 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. (MAP 1)**



**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. (MAP 2)**

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF ISLANDS OF ISLAMORADA AND WEAVER ASSETS MM82.7 LLC., TO AMEND THE OFFICIAL ZONING MAP FROM RESIDENTIAL ESTATE (RE) ZONING DISTRICT TO TOURIST COMMERCIAL (TC) ZONING DISTRICT 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. (MAP 2)**





## SECOND READINGS

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF NATIVE CONSTRUCTION CONTRACTING, INC. ON BEHALF OF CARIBEE MARINE ENTERPRISES, LLC, TO AMEND THE OFFICIAL ZONING MAP FROM THE VILLAGE CENTER (VC) ZONING DISTRICT TO THE MARINE USE (MR) ZONING DISTRICT FOR PROPERTY LOCATED AT 101 MASTICK STREET, AT APPROXIMATELY MILE MARKER 82, WITH REAL ESTATE NUMBER 00399140-000000, 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.

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING THE COASTAL MANAGEMENT ELEMENT OF THE VILLAGE COMPREHENSIVE PLAN BY AMENDING POLICY 5-1.5.6 "STABILIZE NATURAL SHORELINE AND BEACH OR BERM"; POLICY 5-1.6.6 "LIMIT REDEVELOPMENT IN THE CHHA"; AND BY ESTABLISHING POLICY 5-1.12.4 "ENFORCE RESILIENT ACCESS TO SHORELINE"; OBJECTIVE 5-1.17 "MAINTAIN CONSISTENCY WITH FEDERAL, STATE, OR REGIONAL COASTAL INITIATIVES AND PROGRAMS"; POLICY 5-1.17.1 COASTAL CONSTRUCTION CONTROL LINE"; POLICY 5-1.17.2 FLORIDA BUILDING CODE"; POLICY 5-1.17.3 "NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY RATING SYSTEM"; GOAL 5-2 "ENERGY AND CLIMATE"; OBJECTIVE 5-2.1 "COORDINATE WITH PUBLIC AND PRIVATE SECTORS"; POLICY 5-2.1.1 "FACILITATE COMPREHENSIVE AND COORDINATED STRATEGIES"; POLICY 5-2.1.2 "COOPERATE WITH THE SOUTHEAST FLORIDA REGIONAL CLIMATE CHANGE COMPACT"; POLICY 5-2.1.3 "COORDINATE WITH COUNTY AND STATE AGENCIES"; POLICY 5-2.1.4 "COORDINATE SUPPORT FROM FEDERAL AND STATE AGENCIES AND NOT-FOR-PROFIT ORGANIZATIONS REGARDING POTENTIAL CHANGES IN CLIMATE CHANGE VULNERABILITY"; POLICY 5-2.1.5: PARTICIPATE IN THE NATIONAL FLOOD INSURANCE PROGRAM'S (NFIP'S) COMMUNITY RATING SYSTEM (CRS); OBJECTIVE 5-2.2 "CONSIDER ENERGY AND CLIMATE ISSUES IN THE BUILT ENVIRONMENT"; POLICY 5-2.2.1 "EVALUATE UPDATED FEMA MAPS"; POLICY 5-2.2.2 "ENCOURAGE FCAA ON WATER AUDITING PROGRAMS"; AND POLICY 5-2.2.3 "ENCOURAGE INCREASED WATER CONSERVATION THROUGH CITIZEN PARTICIPATION." OBJECTIVE 5-2.3: DEVELOPMENT AND REDEVELOPMENT PRINCIPLES, STRATEGIES AND SOLUTIONS TO PROTECT CRITICAL INFRASTRUCTURE FROM FLOOD EVENTS; POLICY 5-2.3.1 INVENTORY OF CRITICAL FACILITIES"; POLICY 5-2.3.2 "STRATEGIES AND SOLUTIONS TO PROTECT CRITICAL FACILITIES"; POLICY 5-2.3.3 "SHORELINE STABILIZATION STRATEGY"; OBJECTIVE 5-2.4: SITE DEVELOPMENT TECHNIQUES AND BEST PRACTICES TO MINIMIZE LOSS DUE TO FLOODING; POLICY 5-2.4.1 "NEW PLANNING, DESIGN AND PERMITTING STANDARDS"; POLICY 5-2.4.2 "MONITOR CHANGES TO ROAD ELEVATION STANDARDS"; POLICY "5-2.4.3 "ADAPTATION ACTION AREAS"; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY.


A copy of the items may be reviewed at the Village Administrative Center and Public Safety Headquarters, 86800 Overseas Highway, Islamorada, Florida.

Affected parties may appear at the public hearing, be heard and submit evidence with respect to the applications.

Pursuant to Section 286.0105, Florida Statutes, anyone wishing to appeal any decision made by the Islamorada Village Council with respect to any matter considered at such meeting or hearing will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceeding is made, prepared by a court reporter at the appellant's expense; such record includes the testimony and evidence upon which the appeal is to be based.

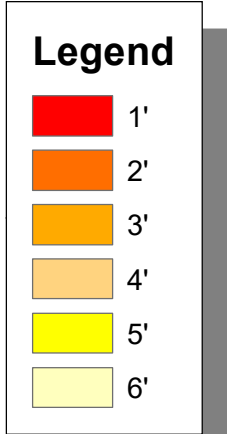
ADA Assistance: In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the office of the Village at (305) 664-6412 (TTY 664-8890) at least three days prior thereto.

Two or more committee members from various committees may be present at this meeting.

  
Ty Harris  
Director of Planning

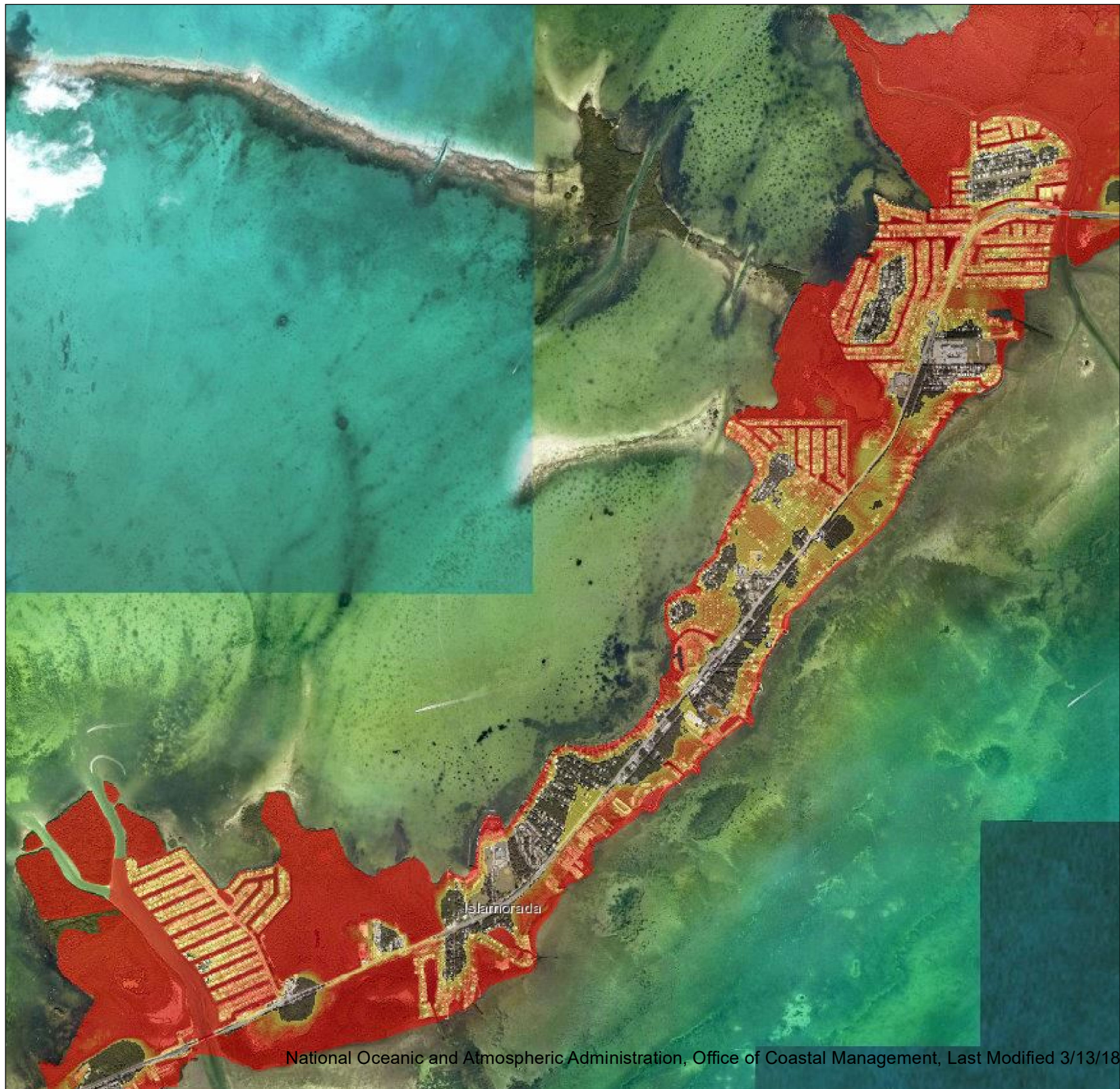
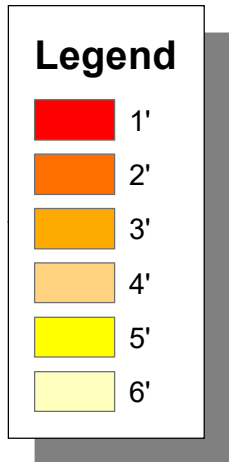
# COASTAL INUNDATION PROJECTION

LOWER MATECUMBE KEY



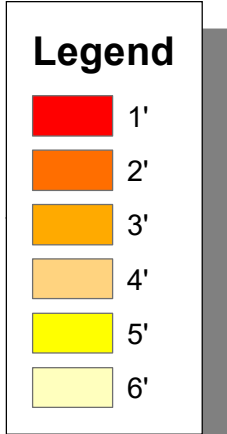
# COASTAL INUNDATION PROJECTION

PLANTATION KEY



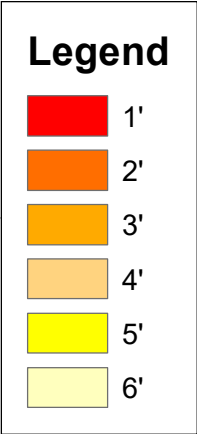
# COASTAL INUNDATION PROJECTION

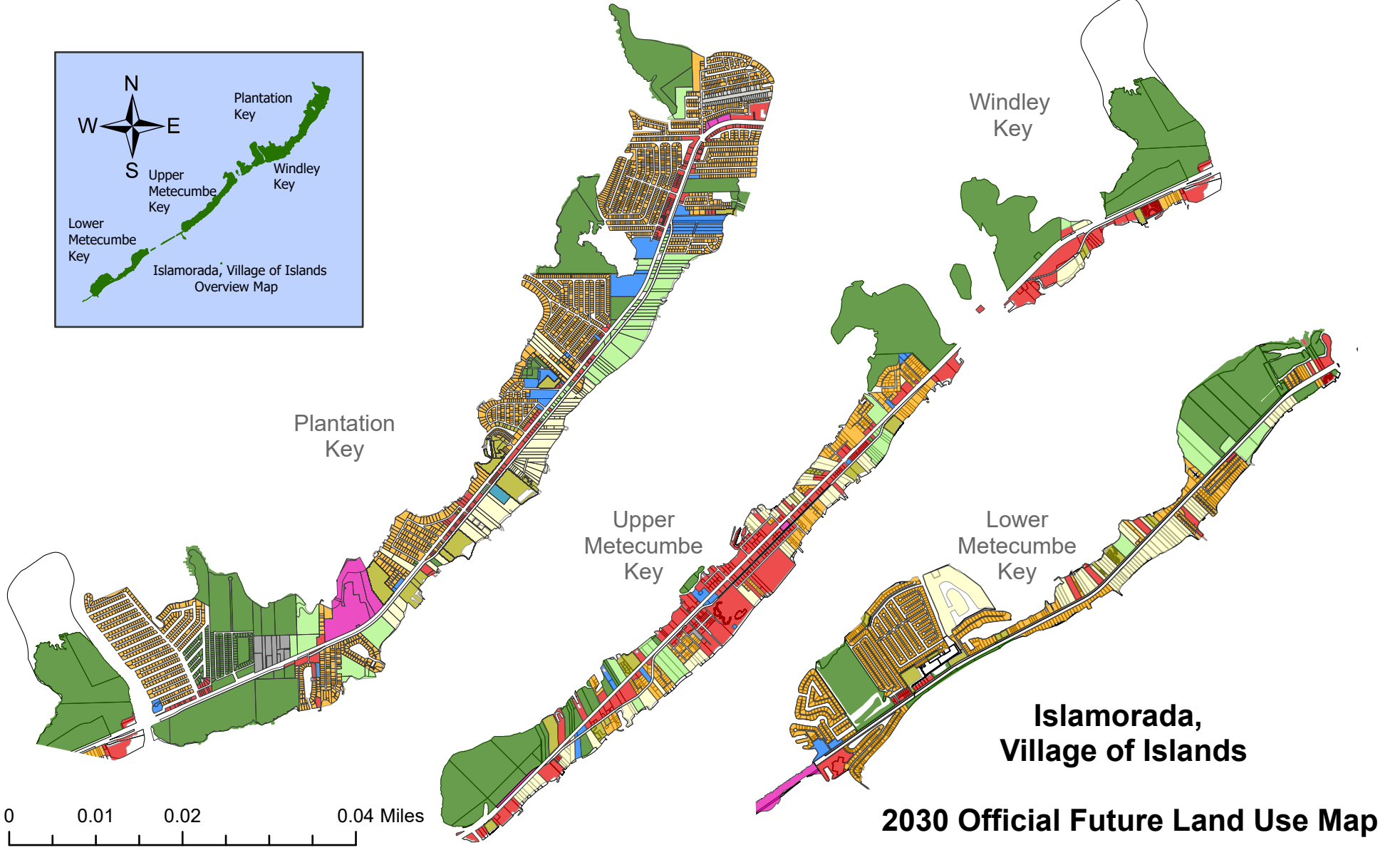
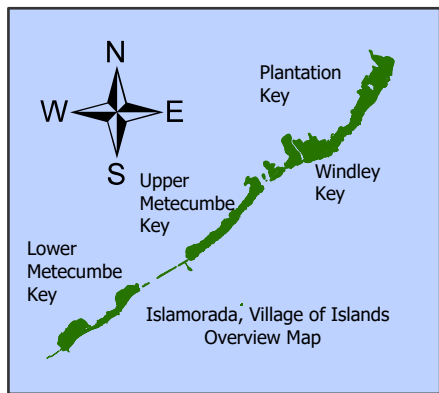
UPPER MATECUMBE KEY



# COASTAL INUNDATION PROJECTION

WINDLEY KEY





### 2030 Official Future Land Use Map

Key	Real Estate Number	Subdivision	Block	Lot	Previous Zoning	Current Zoning	Effective Date
Plantation	3330				PE 1.1	R	2/22/2003
Lower Metecumbe	99479	Metecumbe Sandy Bch			RF	MF	10/26/2003
Upper Metecumbe	40110	Stratons	12	9	TC	VC	5/29/2004
Upper Metecumbe	40360	Dragon View	2	13-35	TC	VC	5/29/2004
Upper Metecumbe	40420	Russell Estates			PT RA 14	TC	5/29/2004
Plantation	428330-428350	Plantation Sky Colony	9	Jan-80	VC	HC	7/30/2004
Upper Metecumbe	35300				PE 1.1	TC	12/29/2004
Upper Metecumbe	40470	Tr 5, Tr 17, Tr 18		384	SR	HC	7/30/2005
Lower Metecumbe	394740, 394750	Metecumbe Ocean Bay	1	A, 12	TC	MF	4/24/2006
Plantation	411800	Plantation Ridge	1	32, 13, 15, 16, 32	RI	NR	7/25/2006
Lower Metecumbe	392170, 392180	White Marsh Beach	A	1, 4	C	PS	5/9/2007
Plantation	415830	Key Heights Sec 1	2	5	NR	HC	5/9/2007
Plantation	23210, 423220	Hobart Woodlands			PT 1.5	NR	5/9/2007
Upper Metecumbe	39500	Meninger's			PT 1.5	NR	5/13/2007
Upper Metecumbe	99970, 99980, 99990	An Colony			NR	C	8/19/2007
Plantation	80240	Stratons	8		MAF	NC	12/22/2007
Upper Metecumbe	400310	Stratons	8	23-25	VC	R	12/25/2007
Upper Metecumbe	40710, 406900, 90050, 90160	Stratons	10	3, 4	SR	TC	1/29/2008

Key	Real Estate Number	Subdivision	Block	Lot	Previous Zoning	Current Zoning	Effective Date
Plantation	418030, 418100, 418240, 418300, 418370, 418380	Lake Harbor	1	1, 2, 7, 8	PS	MU	8/26/2010
Plantation	418030, 418100, 418240, 418300, 418370, 418380	Lake Harbor	1	19-20	RM	RM	8/26/2010
Plantation	438900, 000100	Havard Adams			PS	RM	8/26/2010
Plantation	414870, 414880				RM	MU	5/28/2011
Upper Metecumbe	9020				TC	RM	10/20/2011
Plantation	413100, 413100, 413180, 413150				SR	MU	9/10/2011
Lower Metecumbe	399000, 399100	White Ocean Bay		4, 5, 10, 11, 12	RM	RM	9/12/2011
Upper Metecumbe	900000, 900000, 900440, 900460	Fernside			NC	RI	9/25/2011

Key	Real Estate Number	Subdivision	Block	Lot	Previous Zoning	Current Zoning	Effective Date
Plantation	418030, 418100, 418240, 418300, 418370, 418380	Lake Harbor	1	1, 2, 7, 8	PS	MU	8/26/2010
Plantation	418030, 418100, 418240, 418300, 418370, 418380	Lake Harbor	1	19-20	RM	RM	8/26/2010
Plantation	438900, 000100	Havard Adams			PS	RM	8/26/2010
Plantation	414870, 414880				RM	MU	5/28/2011
Upper Metecumbe	9020				TC	RM	10/20/2011
Plantation	413100, 413100, 413180, 413150				SR	MU	9/10/2011
Lower Metecumbe	399000, 399100	White Ocean Bay		4, 5, 10, 11, 12	RM	RM	9/12/2011
Upper Metecumbe	900000, 900000, 900440, 900460	Fernside			NC	RI	9/25/2011

## Future Land Use Categories

- Conservation (C)
- Recreation and Open Space (RO)
- Public/Semi-Public Service (PS)
- Residential High (RH)
- Residential Medium (RM)
- Residential Low (RL)
- Residential Conservation (RC)
- Airport (A)
- Mixed Use (MU)
- Industrial (I)
- Mariculture (M)

NOTE: This map is not survey accurate. This map is intended to represent the general location of a point or feature with respect to other points or features on the same map.