



**ISLAMORADA, VILLAGE OF ISLANDS**  
**PLANNING AND DEVELOPMENT SERVICES DEPARTMENT**  
86800 Overseas Highway • Islamorada, Florida 33036 • [www.islamorada.fl.us](http://www.islamorada.fl.us)

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.

<b>Ord. No.</b>	<b>Amendment Name</b>	<b>Amendment Title</b>	<b>LPA Hearing Date</b>	<b>1st VC Hearing Date</b>	<b>2nd VC Hearing Date</b>	<b>Adoption Hearing Date</b>
19-11	PROPOSED FLUM AMENDMENT	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.	05/13/2019	05/30/2019	06/27/2019	12/12/2019
19-12	PROPOSED FLUM AMENDMENT	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.	05/13/2019	05/30/2019	06/27/2019	12/12/2019

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