

MEMORANDUM

TO: Florida Department of Environmental Protection
Florida Department of Education
Florida Department of State
Florida Department of Transportation District 6
South Florida Regional Planning Council
South Florida Water Management

DATE: August 28, 2020

SUBJECT: COMMENTS FOR PROPOSED STATE COORDINATED REVIEW PLAN AMENDMENT

LOCAL GOVERNMENT/ STATE LAND PLANNING AGENCY AMENDMENT #: ISLAMORADA 20-03ACSC

STATE LAND PLANNING AGENCY CONTACT PERSON/PHONE NUMBER: Barbara Powell/(850)717-8504

COMMENTS DUE TO STATE LAND PLANNING AGENCY NO LATER THAN: September 26, 2020

Please contact the local government if you do not have a copy of the proposed amendment. Please review the proposed comprehensive plan amendment documents for consistency with applicable provisions of Chapter 163, Florida Statutes. Pursuant to Florida Statute 163.3184(4)(c), F.S., forward comments to attention of Ray Eubanks, Administrator, Plan Review and Processing at the State Land Planning Agency E-mail address: DCPexternalagencycomments@deo.myflorida.com.

Please use the above referenced State Land Planning Agency AMENDMENT NUMBER on all correspondence related to this amendment.

Note: Review Agencies - The local government has indicated that they have mailed the proposed amendment *directly to your agency*. See attached transmittal letter. *Be sure to contact the local government if you have not received the amendment*. Also, letter to the local government from State Land Planning Agency acknowledging receipt of amendment is attached.

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

August 28, 2020

Mr. Craig Southern, CFM
Senior Planner
Planning & Development Services Department
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, Florida 33036-3162

Dear Mr. Southern:

Thank you for submitting Islamorada's proposed comprehensive plan amendments for our review. The reference number for this amendment is **20-03ACSC**.

We have conducted an inventory of the proposed plan amendment package to verify the inclusion of all required materials for the proposed amendments. The submission package appears to be complete, and your proposed plan amendments will be reviewed pursuant to Chapter 163.3184(4)(d), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. The State Land Planning Agency's Objection, Recommendation and Comment (ORC) report will be mailed to you on or about October 26, 2020.

If you have any questions please contact Cristin Beshears, Plan Processor at (850) 717-8486 or by email at cristin.beshears@deo.myflorida.com. You may also contact Barbara Powell, Regional Planning Administrator, who will be overseeing the review of the amendments, at (850)717-8504.

Sincerely,

D. Ray Eubanks, Administrator
Plan Review and Processing

DRE/cb

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | 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.



ISLAMORADA, VILLAGE OF ISLANDS
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
 86800 Overseas Highway • Islamorada, Florida 33036 • www.islamorada.fl.us

August 21, 2020

SENT VIA FED EX

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

RECEIVED
Bur. of Community Planning and Growth

AUG 27 2020

Div. of Community Development
 Dept. Economic Opportunity

**Subject: Compliance Review of Proposed Comprehensive Plan Amendments
 Islamorada, Village of Islands, Submittal Package
 State Land Planning Agency Amendment ID#:-20-04 ACSC**

20-03

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 proposed Plan Amendment Submittal Package ~~20-04 ACSC~~ ²⁰⁻⁰³ of the Islamorada, Village of Islands Comprehensive Plan 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.** One (1) copy of each package is paper and two (2) copies are on CD-ROM in PDF format.

There is one (1) proposed ordinance, which is summarized in the table below, amending the Future Land Use Map (FLUM).

• **Chapter 1: Future Land Use**

One (1) 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: The plan amendment listed below includes the proposed text, copies of recommendations, and supporting documents, including any required data and analysis.

Ord. No.	Amendment Name	Amendment Title	LPA Hearing Date	1st VC Hearing Date	2nd VC Hearing Date
20-4	PROPOSED FLUM AMENDMENT	AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF PDB ENTERPRISES, INC. AND OVERSEAS CENTER LLC., TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM RESIDENTIAL MEDIUM (RM) TO MIXED USE (MU) FOR PROPERTY WITH REAL ESTATE NUMBER 00418050-000000, 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.	12/9/2019	8/20/2020	pending

- The proposed amendment is applicable to the Florida Keys Area of Critical State Concern.
- 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, F.S.
- The proposed amendment is 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 amendment with all supporting 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 amendment does 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 amendment and is responsible for ensuring that the materials transmitted are complete:

Craig Southern, CFM
Senior Planner
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, Florida 33036-3162
Phone 305.664.6424 Fax 305.664.6464
craig.southern@islamorada.fl.us

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

Sincerely,



Ty Harris
Director of Planning

Encl.

Cc:	Mark Weigly, Director, Department of Education	sent electronically
	Plan Review, Florida Department of Environmental Protection	sent electronically
	Robin Jackson, Historic Preservation	sent electronically
	Shereen Yee Fong, DOT, District 6	sent electronically
	Isabel Cosio Carballo, South Florida Regional Planning Council	sent electronically
	Emily Schemper, Senior Director of Planning & Environmental Resources	sent electronically
	Terry Manning, AICP, South Florida Water Management District	sent electronically
	Barbara Powell, Areas of Critical State Concern Administrator, DEO	sent electronically
	Kylene J. Casey, Growth Management & Legislative Liaison, FDOE	sent electronically
	Islamorada Village Council	sent electronically
	Maria Bassett, Acting Village Manager	sent electronically
	Roget. V. Bryan, Village Attorney	sent electronically