

# County of Monroe

## Growth Management Division

### Office of the Director

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### Board of County Commissioners

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*We strive to be caring, professional and fair*

June 5, 2007

Ray Eubanks, Administrator Plan Review & Processing  
Division of Community Planning  
Florida Department of Community Affairs  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100

**RE: Monroe County Year 2010 Comprehensive Plan (Amendment 07-01)**

Dear Mr. Eubanks:

Pursuant to Chapter 163.3187, Florida Statutes and Chapter 9J-11.006, Florida Administrative Code, the Monroe County Planning Department, acting within the jurisdiction of the Florida Keys Area of Critical State Concern, hereby transmits 1 hard copy and two digital files (CDs) of the proposed amendments to the Monroe County Year 2010 Comprehensive Plan, for the first time during the 2007 calendar year. These amendments were adopted at the May 21, 2007 meeting of the Monroe County Board of County Commissioners.

Additionally, please refer to the enclosed memorandum which gives the County's response to your Department's Objections, Recommendations, and Comments Report. Copies of the entire amendment package are also being provided to the South Florida Regional Planning Council, Florida Bureau of Historic Preservation, Florida Fish and Wildlife Conservation Commission, Department of Agriculture and Consumer Services, United States Navy (Boca Chica Naval Air Station), South Florida Water Management District, Florida Department of Transportation, Florida Department of Environmental Protection, City of Key Colony Beach, Village of Islamorada, City of Key West, City of Marathon, and City of Layton.

The attached packet contains the proposed amendments with changes made as a result of the Objections, Recommendations, and Comments requested by your department. This amendment package includes:

- 1) **the EAR-based amendments to the Comprehensive Plan** (due to objections by the Department, Monroe County no longer proposes to delete Policies 207.9.3, 1001.1.1, 202.6.3, 901.1.6, 1001.3.2 and 1001.3.3),
- 2) **Volumes I and II of the Stock Island Livable CommuniKeys Plan** (the document has been amended by the placement of "Check Marks" to identify those strategies and actions items which meet the requirements of 9J-11, all strategies and action items without checks will be amended and submitted as another set of Comprehensive Plan Amendment at a later date), additionally, there is an amendment to Volume II of the Stock Island Plan as proposed by the Keys Energy Service, the content of this amendment as approved by the BOCC is inserted as page 72E of the document,
- 3) **the Key Largo Livable CommuniKeys Plan** (the document has been amended by the placement of "Check Marks" to identify those strategies and actions items which meet the requirements of 9J-11, all strategies and action items without checks will be amended and submitted as a Comprehensive Plan Amendment at a later date), and
- 4) **thirteen (13) amendments to the Future Land Use Map.** Enclosed as part of this cover letter are letters from Andrew Trivette, Acting Director, Growth Management Division and Mr. Tom Weyant and Ms. Midge Jolly regarding the Earth and Sea FLUM Amendment (RE # 00117510-000200). These letters serve to clarify that as stated by the owners of the subject property "*the requested "change" in mapping is NO change at all but a correction, a restoration of our (the subject property's) proper designation.*"

At the May 21, 2007, adoption hearing, the Board of County Commissioners voted to withdraw the proposed Comprehensive Plan Tier Designation Maps. Attached is a memo from the previous Growth Management Director containing an analysis of the proposed Tier Map Amendments.

As required by 9J-11, the package includes a summary of previous comprehensive plan amendments indicating revision date and ordinance and the most recent amendments, this package also includes the replacement pages for the comprehensive plan.

The following table summarizes the each item in the amendment package:

<i>Amendment Name</i>	<i>Description</i>	<b>Local Planning Agency Hearing Date</b>	<b>BOCC Transmittal Hearing Date</b>	<b>Ordinance #</b>
<b>Earth &amp; Sea/Monroe County Land Authority FLUM Amendment for property located at MM19 in Sugarloaf Key</b>	This Amendment amends the FLUM from Residential Conservation (RC) to Conservation (C) for RE#00117510.000100, and from Conservation (C) to Mixed Use/Commercial (MC) for RE#00117510.000200 both located at 25 66 27 Sugarloaf Key Part Government Lot 5 AKA Lots 2 and 3 Block 1, Sugarloaf Acres Section One.	05/11/05	04/19/06	13a-2007

<b>Zacharias Frederick J. Trustee FLUM Amendment for property located at MM 103 in Key Largo</b>	This Amendment amends the FLUM from Mixed Use/Commercial (MC) to Residential High (RH) for property described as Tract A, Cross Key Waterways Estates, Section 3, Key Largo, RE#00468473.019200	01/25/06	02/15/06	13-2007
<b>Buckholz, Andrus and Zydeck FLUM Amendment for property located at MM 27.5 in Ramrod Key</b>	This amendment amends the FLUM from Residential Conservation (RC) to Residential Medium (RM) for property described as Block 1, Lots 1, 2, 3, & 4 Breezeswept Beach Estates, Ramrod RE# 00200790.000000, 00200800.000000, 00200810.000000 and 00200820.000000.	07/13/05	10/19/05	14-2007
<b>Ruben Investment Properties FLUM Amendment for properties located at MM 10 Big Coppitt</b>	This amendment amends the FLUM from Residential Medium (RM) to Mixed use/Commercial (MC) for properties described as Block 18, Lot 1 Johnsonville Subdivision, and Part of Government Lot 3 RE# 00153240.000000 and 00121660.000000.	04/12/06	04/19/06	15-2007
<b>Ocean Reef Club FLUM Amendment No. 1, North Key Largo</b>	This amendment amends the FLUM from Residential high (RH) to Mixed Use/Commercial (MC) for properties described as Government Lot 4, and part of the NE ¼ of the SW ¼ of the plat of lands of Seaboard Properties Inc. North Key Largo RE# 00081740.000500, and 0081710.000000.	06/28/06	08/16/06	16-2007
<b>Ocean Reef Club FLUM Amendment No. 2, North Key Largo</b>	This Amendment amends the FLUM from Recreation (R) to Mixed Use/Commercial (MC) for property described as Part NE ¼ of SW ¼ and Part of the SW ¼ of the NE ¼ of the plat of lands of Seaboard Properties Inc. Ocean Reef, Key Largo RE# 0081720.000301 and 00081720.00303.	06/28/06	08/16/06	17-2007
<b>Ocean Reef Club FLUM Amendment No. 3, North Key Largo</b>	This Amendment amends the FLUM from Recreation (R) and Airport District (AD) to Public Facilities (PF) for property described as Part of Government Lot 4 and part of the SE ¼ of the NW ¼ of the plat of lands of Seaboard Properties Inc. Ocean Reef, Key Largo RE#00081720.000000 and 0081720.000200.	06/28/06	08/16/06	18-2007

<b>Ocean Reef Club FLUM Amendment No. 4, North Key Largo</b>	This Amendment amends the FLUM from Residential High (RH), Recreation (R) and Airport District (AD) to Mixed Use/Commercial (MC) for property described as Part NE ¼ of SW ¼ Ocean Reef, Key Largo RE# 00081720.000300 and from Recreation (R) to Mixed Use/Commercial for property described as Part NE ¼ of SW ¼ Ocean Reef, Key Largo RE# 00081720.000302 and 0008174.000300.	06/28/06	08/16/06	19-2007
<b>Ocean Reef Club FLUM Amendment No. 5, North Key Largo</b>	This amendment amends the FLUM from Residential Low (RL) to Residential Conservation (RC) for properties described as Designate Harbor Course, Sec 2, Tract C Ocean Reef Plat 13 RE# 00080120.000100, 00080190.000000 and 00573690.003900 and from Residential Low (RL) to Mixed Use/Commercial (MC) for property described as Designate Harbor Course, Sec. 2 Tract C Ocean Reef Plat 13, RE# 00573630.002600 and 00573630.002601.	06/28/06	08/16/06	20-2007
<b>Ocean Reef Club FLUM Amendment No. 6, North Key Largo</b>	This amendment amends the FLUM from Residential Low (RL), Recreation (R) and Residential Conservation (RC) to Mixed Use/Commercial (MC) for properties described as Harbor Course, Sec. 1, Tract B, Ocean Reef Plat 13, RE# 00080040.000100, 00572797.003600, 00573650.002800, 0057297.003700 and 0057297.003603.	06/28/06	08/16/06	21-2007
<b>Ocean Reef Club FLUM Amendment No. 7, North Key Largo</b>	This Amendment amends the FLUM from Residential Medium (RM) to Recreation for property described as Part of tracts A, F, & H, Sunrise Cay III Ocean Reef Plat No. 15 RE#00569443.005201 and from Recreation (R) to Residential Medium (RM) for property described as Block 1 Lots 1, 2, 3, 4 and 18 & 19 Sunrise Cay III Ocean Reef Plat No. 15 Ocean Reef, Key Largo RE# 00569443.005200, 00569446.00100, 00569446.000300, 00569446.000400, 00569446.001800 and 00569446.001900.	06/28/06	08/16/06	22-2007
<b>Ocean Reef Club FLUM Amendment No. 8, North Key Largo</b>	This Amendment amends the FLUM to include the designation of Conservation (C) for property described as Part of Government Lot 2, and land at Landings & Moorings of Fisherman's Cove Condo, Ocean Reef, Key Largo R E#0081696.0000.	06/28/06	08/16/06	23-2007

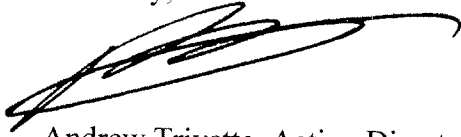
<b>Ocean Reef Club FLUM Amendment No. 9, North Key Largo</b>	This Amendment amends the FLUM to include the designation of Conservation (C) for property described as Angel Fish Keys, Part of Government Lot 1, and part of Government Lots 8, 9, and 10, Ocean Reef, Key Largo RE#00091510.0000.	06/28/06	08/16/06	24-2007
<b>Amendment to the Monroe County Year 2010 Comprehensive Plan by adopting the Key Largo Livable CommuniKeys Master Plan</b>	This amendment amends the Monroe County Year 2010 Comprehensive Plan by incorporating the Key Largo Livable CommuniKeys Master Plan into the Comprehensive Plan.	07/26/06	08/16/06	12-2007
<b>Amendment based on the Evaluation and Appraisal Report (EAR) of the adopted Monroe County Year 2010 Comprehensive Plan</b>	This amendment amends various sections of the Monroe County Year 2010 Comprehensive Plan based on the Evaluation and Appraisal Report.	06/14/06	08/16/06	9-2007
<b>Amendment to the Monroe County Year 2010 Comprehensive Plan by adopting the Stock Island Volume I Livable CommuniKeys Master Plan</b>	This amendment amends the Monroe County Year 2010 Comprehensive Plan by incorporating the Stock Island Volume I Livable CommuniKeys Master Plan into the Comprehensive Plan.	07/12/06	09/20/06	10-2007
<b>Amendment to the Monroe County Year 2010 Comprehensive Plan by adopting the Stock Island Volume II Livable CommuniKeys Master Plan</b>	This amendment amends the Monroe County Year 2010 Comprehensive Plan by incorporating the Stock Island Volume II Livable CommuniKeys Master Plan into the Comprehensive Plan.	03/08/06	09/20/06	11-2007
<b>Tier Maps Amendment</b>	This amendment amends the Monroe County Year 2010 comprehensive Plan by incorporating the Tier Designation Maps into the Comprehensive Plan.	12/06/06	12/08/06 And 12/18/06	<b>WITHD RAWN</b>

To publish the Notice of Intent pursuant to Section 163.3184(8)(b) and 163.3184(15)(e) for this amendment package, please contact the following:

Key West Citizen  
Attn. Marsha Kirkwood (e-mail: [legals@keysnews.com](mailto:legals@keysnews.com)) (phone #: 292-7777 ext. 219)  
3420 Northside Dr.  
Key West, FL 33040

Thank you in advance for your timely review of these materials. A courtesy copy has also been sent to the Florida Keys field office. Should you have any questions about the proposed amendments, please contact Clarence Feagin, AICP, Senior Planner or me at (305) 289-2500.

Sincerely,



Andrew Trivette, Acting Director  
Growth Management Division

AT/mt

Cc: Ron Demes, United States Navy, Boca Chica Naval Air Station  
Terry Manning, South Florida Regional Planning Council  
P.K. Sharma, South Florida Water Management District  
Phil Steinmiller, Florida Department of Transportation  
Jim Quinn, Florida Department of Environmental Protection  
Linda Harless, Department of Agriculture and Consumer Services  
Susan Harp, Bureau of Historic Preservation  
Brian Barnett, Florida Fish and Wildlife Conservation Commission  
Mayte Santamaria, DCA Field Office  
Clark Turner, Administrator Areas of Critical State Concern  
Edward Koconis, Village of Islamorada  
Vickie Bollinger, City of Key Colony Beach  
Gail Kenson, City of Key West  
Norman Anderson, City of Layton  
Fred Gross, City of Marathon  
Board of County Commissioners (w/o enclosures)  
Suzanne Hutton, County Attorney (w/o enclosures)  
Thomas Willi, County Administrator (w/o enclosures)  
Aref Joulani, Director of Planning and Environmental Resources (w/o enclosures)

6. The Strategies and Action Items in the Key Largo Livable CommuniKeys Master Plan are the equivalent to the Objectives and Policies in the Monroe County Year 2010 Comprehensive Plan.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, THAT:**

**Section 1.** The Key Largo Livable CommuniKeys Master Plan is adopted as an amendment to the Monroe County Year 2010 Comprehensive Plan.

**Section 2.** Amend Policy 101.20.2 in the Monroe County Year 2010 Comprehensive Plan to read as follows:

**POLICY 101.20.2**

The Community Master Plans shall be incorporated into the 2010 Comprehensive Plan as a part of the plan and be implemented as part of the Comprehensive Plan. The following Community Master Plans have been completed in accordance with the principles outlined in this section and adopted by the Board of County Commissioners:

5. The Key Largo Livable CommuniKeys Master Plan is incorporated by reference into the 2010 Comprehensive Plan. The term Strategies in the Master Plan is equivalent to the term Objectives in the Comprehensive Plan and the term Action Item is equivalent to the term Policy; the meanings and requirements for implementation are synonymous.

**Section 3.** If any section, subsection, sentence, clause, item, change or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

**Section 4.** All ordinances or parts of ordinance in conflict with this ordinance are hereby repealed to the extent of said conflict. The repeal of an ordinance herein shall not repeal the repealing clause of such ordinance or revive any ordinance which has been repealed thereby.

**Section 5.** This ordinance shall be forwarded by the Planning and Environmental Resources Department to the Department of Community Affairs pursuant to Chapter 163 and 380, Florida Statutes.

**Section 6.** This ordinance shall be filed in the Office of the Secretary of State of the State of Florida, but shall not become effective until a notice is issued by the Department of Community Affairs or Administration Commission Approving the ordinance.

## **Format for interpreting Strategies and Action Items in the Key Largo Community Master Plan**

Since the Key Largo Master Plan is adopted as an addendum to the Monroe County 2010 Comprehensive Plan, the terms Strategy and Action Item will serve as equivalents to the terms Objective and Policy as they are defined in Rule 9J-5.003, Florida Administrative Code (FAC).

Pursuant to Rule 9J-5.003, FAC, the definitions of “Objective” and “Policy” are as follows:

Rule 9J-5.003 (82), FAC; “Objective” means a specific, measurable, intermediate end that is achievable and marks progress toward a goal, and

Rule 9J-5.003 (90), FAC; “Policy” means the way in which programs and activities are conducted to achieve an identified goal.

### **Strategies**

As part of the Master Planning process the planning staff identified and evaluated various strategies to serve as specific, measurable, intermediate ends that are achievable and mark progress toward identified community goals.

- ✓ Denotes Strategies in this Master Plan that are equivalent to an Objective as defined in 9J-5(82), FAC, in that they provide specific, measurable, intermediate ends that are achievable and mark progress toward an identified community goal.

### **Action Items**

Action items were then developed to provide a way in which programs and activities are to be conducted to achieve identified community goals.

- ✓ Denotes Action Items in this Master Plan that are equivalent to a Policy as defined in Rule 9J-5(90), FAC, in that they provide ways in which programs and activities can be conducted to achieve an identified community goal.

Strategies and Action Items without a ✓ next to them are not considered to be consistent with the definitions of “Objective” and “Policy” as in Rule 9J-5.003 (82) and (90) FAC, respectively, and therefore do not serve as equivalents. Furthermore, the Monroe County Planning Department may, in the future, propose amendments to these Strategies and Action Items, in order to bring them into compliance with Rule 9J-5.003 (82) and (90) so that they can serve as equivalents in the future.