

DEVELOPMENT REVIEW COMMITTEE

TUESDAY, April 25, 2023

AGENDA

The **Monroe County Development Review Committee** will conduct a **virtual** meeting on **April 25, 2023**, via Communications Media Technology (CMT), beginning at **1:00 PM**.

CALL TO ORDER

ROLL CALL

DRC MEMBERS:

Emily Schemper, Senior Director of Planning and Environmental Resources
Cheryl Cioffari, Assistant Director of Planning
Mike Roberts, Assistant Director, Environmental Resources
Bradley Stein, Development Review Manager
Rey Ortiz, Assistant Building Official
Craig Marston, Fire Marshal
Brian Oppenheimer, Deputy Fire Marshal
Judy Clarke, Engineering
Christina Gardner, Naval Air Station Key West
Shereen Yee Fong, FDOT Representative
Barbara Powell, Department of Economic Opportunity

STAFF MEMBERS:

Peter Morris, Assistant County Attorney
Matt Restaino, Senior Planner
Karl Bursa, Senior Administrator Floodplain
Debra Roberts, Senior Planning Commission Coordinator

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL: March 28, 2023

MEETING:

1. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE INTRODUCTION AND BACKGROUND, GOALS, OBJECTIVES, AND POLICIES, AND GLOSSARY OF THE MONROE COUNTY 2030 COMPREHENSIVE PLAN TO CLARIFY THE CONTINUING APPLICATION OF THE MONROE COUNTY 2030 COMPREHENSIVE PLAN TO DEVELOPMENT, TO CLARIFY THE GENERAL AND DEFINED TERMS SECTIONS, TO CLARIFY CONSTRUCTION OF CONFLICTS WITH THE MONROE COUNTY CODE(S), AND MODIFY ACCESSORY USES AND STRUCTURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2022-093)

[2022-093-DRC-SR-042523 \(monroecounty-fl.gov\)](https://www.monroecounty-fl.gov/2022-093-DRC-SR-042523)

[Microsoft Outlook - Memo Style \(monroecounty-fl.gov\)](#)

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY LAND DEVELOPMENT CODE CHAPTER 101, SECTION 101-1 *DEFINITIONS*, AND CHAPTER 130 *LAND USE DISTRICTS*, ARTICLE III. *PERMITTED AND CONDITIONAL USES*, SECTION 130-83(A) *IMPROVED SUBDIVISION DISTRICT (IS) AND SECTION 130-99(A) URBAN RESIDENTIAL-MOBILE HOME DISTRICT (URM)*, AND CHAPTER 118 *ENVIRONMENTAL PROTECTION*, ARTICLE I. *IN GENERAL*, SECTION 118-12 *SHORELINE SETBACK*, TO MODIFY AND CREATE CRITERIA APPLIED TO SPECIFIC ACCESSORY USES AND STRUCTURES TO ALLOW FOR LIMITED ADDITIONAL USES AND STRUCTURES WITHIN THE IMPROVED SUBDIVISION (IS) AND URBAN RESIDENTIAL MOBILE HOME (URM) LAND USE (ZONING) DISTRICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY LAND DEVELOPMENT CODE; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2022-094)

[2022-094-DRC-SR-042523 \(monroecounty-fl.gov\)](https://www.monroecounty-fl.gov/2022-094-DRC-SR-042523)

3. JONATHAN TREMBLAY OUTDOOR STORAGE, 413 BARRY AVENUE, LITTLE TORCH KEY, MILE MARKER 29: A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS REQUIRED TO ESTABLISH AN OUTDOOR STORAGE AND MAINTENANCE AREA FOR BOATS OF AN OFFSITE BOAT RENTAL BUSINESS. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND WITHIN SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, LITTLE TORCH KEY, MONROE COUNTY FLORIDA, HAVING PARCEL ID NUMBER 00119620-000000. (FILE 2022-116)

[2022-116-DRC-SR-042523 \(monroecounty-fl.gov\)](https://www.monroecounty-fl.gov/2022-116-DRC-SR-042523)

[2022-116-FILE \(monroecounty-fl.gov\)](https://www.monroecounty-fl.gov/2022-116-FILE)

[2022-116-COMBINED-PLANS \(monroecounty-fl.gov\)](https://www.monroecounty-fl.gov/2022-116-COMBINED-PLANS)

4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY LAND DEVELOPMENT CODE SECTION 101-1 *DEFINITIONS* AND CHAPTER 122, *FLOODPLAIN MANAGEMENT*; ARTICLE I. – *IN GENERAL*, SECTION 122-3 – *DEFINITIONS*, TO UPDATE THE DEFINITION OF MARKET VALUE TO BE CONSISTENT WITH THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT - BUREAU OF MITIGATION - STATE OFFICE OF FLOODPLAIN MANAGEMENT'S DECEMBER 2022 GUIDANCE ON MARKET VALUE AND MODEL FLOODPLAIN MANAGEMENT ORDINANCE WHICH IS WRITTEN TO EXPLICITLY RELY ON AND BE COORDINATED WITH THE FLOOD PROVISIONS IN THE FLORIDA BUILDING CODE, MEETING THE NATIONAL FLOOD INSURANCE PROGRAM REQUIREMENTS AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY IN 2013; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AMENDMENT TO AND INCORPORATION IN THE MONROE COUNTY LAND DEVELOPMENT CODE; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2023-024)

[2023-024-Staff-Report-DRC-042523-w-Exhibits \(monroecounty-fl.gov\)](https://www.monroecounty-fl.gov/2023-024-Staff-Report-DRC-042523-w-Exhibits)

Please visit the Monroe County Website at www.monroecounty-fl.gov for meeting agenda updates and information regarding the various options available to the public to view the live meeting and/or to make public comments on certain agenda items.

ADA ASSISTANCE: *If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".*

ADJOURNMENT: 2:08 PM