

# DEVELOPMENT REVIEW COMMITTEE

Monday, November 18, 2019

## AGENDA

The **Monroe County Development Review Committee** will conduct a meeting on **Monday, November 18, 2019**, beginning at **1:00 PM** at the Marathon Government Center, Media & Conference Room (1<sup>st</sup> floor, rear hallway), 2798 Overseas Highway, Marathon, Florida.

### CALL TO ORDER

### ROLL CALL

#### DRC MEMBERS:

Emily Schemper, Senior Director of Planning and Environmental Resources  
Cheryl Cioffari, Assistant Director of Planning  
Bradley Stein, Development Review Manager  
Mike Roberts, Assistant Director, Environmental Resources  
FDOT Representative  
Craig Marston, Fire Marshal  
Engineering Department Representative  
Public Works Department Representative  
Health Department Representative  
Rick Griffin, Building Official

#### STAFF MEMBERS:

Steve Williams, Assistant County Attorney  
Devin Rains, Planning & Development Permit Services Manager  
Janene Sclafani, Transportation Planner  
Debra Roberts, Sr. Coordinator  
Jay Berenzweig, Principal Planner

### CHANGES TO THE AGENDA

**MINUTES FOR APPROVAL:** October 29, 2019

### MEETING:

**1. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING THE MONROE COUNTY FUTURE LAND USE MAP FROM RESIDENTIAL MEDIUM (RM) TO MIXED USE / COMMERCIAL (MU), FOR PROPERTY LOCATED AT 103965, 103955, 103945, 103935 AND 103925 OVERSEAS HIGHWAY, KEY LARGO, APPROXIMATELY MILE MARKER 103.9, WITH REAL ESTATE NUMBERS 00475240-000000; 00475250-000000; 00475260-000000; 00475270-000000 AND 00475280-000000; AS PROPOSED BY ISLAND CONSTRUCTION MANAGEMENT ON BEHALF OF ABIT HOLDINGS, LLC; 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 AND FOR AMENDMENT TO THE FUTURE LAND USE MAP; PROVIDING FOR AN EFFECTIVE DATE.  
(FILE 2019-029)

**2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM IMPROVED SUBDIVISION (IS) TO SUBURBAN COMMERCIAL (SC), FOR PROPERTY LOCATED AT 103965, 103955, 103945, 103935 AND 103925 OVERSEAS HIGHWAY, KEY LARGO, APPROXIMATELY MILE MARKER 103.9, WITH REAL ESTATE NUMBERS 00475240-000000; 00475250-000000; 00475260-000000; 00475270-000000 AND 00475280-000000; AS PROPOSED BY ISLAND CONSTRUCTION MANAGEMENT ON BEHALF OF ABIT HOLDINGS, LLC; PROVIDING FOR SEVERABILITY; 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 AMENDMENT TO THE LAND USE DISTRICT (ZONING) MAP; PROVIDING FOR AN EFFECTIVE DATE. (File 2019-028)

**3. WRECKERS CAY APARTMENTS AT STOCK ISLAND, 5700 LAUREL AVENUE, 6325 FIRST STREET AND 6125 SECOND STREET, STOCK ISLAND MILE MARKER 5:** A PUBLIC MEETING CONCERNING A REQUEST FOR A DEVELOPMENT AGREEMENT BETWEEN MONROE COUNTY AND WRECKERS CAY APARTMENTS AT STOCK ISLAND, LLC. THE REQUESTED AGREEMENT RELATES TO THE DEVELOPMENT OF 40 UNITS PER BUILDABLE ACRE OF DEED-RESTRICTED AFFORDABLE DWELLING UNITS NOT TO EXCEED 38 FEET FROM GRADE, MECHANICAL EQUIPMENT AND ARCHITECTURAL FEATURES UTILIZED TO HIDE MECHANICAL EQUIPMENT, INCLUDING PARAPETS, MAY BE UP TO 44 FEET ABOVE GRADE, AND SUCH STRUCTURES MAY CONTAIN THREE (3) HABITABLE FLOORS, THE TRANSFER OF EIGHTY (80) MARKET RATE PERMANENT TRANSFERRABLE RESIDENTIAL RATE OF GROWTH ORDINANCE EXEMPTIONS AND EIGHTEEN (18) TRANSIENT TRANSFERRABLE RESIDENTIAL RATE OF GROWTH ORDINANCE EXEMPTIONS. THE SUBJECT PROPERTIES ARE LEGALLY DESCRIBED AS A PARCEL OF LAND HEREIN DESCRIBED IS LOCATED ON STOCK ISLAND, MONROE COUNTY, FLORIDA AND IS BLOCK 32 ACCORDING TO PLAT ENTITLED "ALL LOTS 1, 2, 3, 5, 6, SECTION 35; LOT 2, SECTION 36; LOT 3, SECTION 26; LOT 2, SECTION 34; STOCK ISLAND, TOWNSHIP 67 SOUTH, RANGE 25 EAST RECORDED IN PLAT BOOK 1, AT PAGE 55, OF MONROE COUNTY, FLORIDA, A PARCEL OF LAND ADJACENT TO GOVERNMENT LOT 2, SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, A PARCEL OF FILLED LAND IN BOCA CHICA CHANNEL, ADJACENT TO AND CONTIGUOUS WITH LOT 18, BLOCK 33, OF MALONEY'S SUBDIVISION OF STOCK ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, LOTS 1 AND 2, BLOCK 33, OF MALONEY'S SUBDIVISION OF STOCK ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND AS LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 16, 17, 18, 19 AND 20, BLOCK 34, MCDONALD'S PLAT OF STOCK ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBERS 00124540-000000, 00124550-000000 AND 00124560-000000 (FILE#2018-147)

**4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** ADOPTING AMENDMENTS TO THE MONROE COUNTY LAND DEVELOPMENT CODE TO AMEND SECTION 101-1 TO ADD DEFINITIONS FOR HAZARDOUS VEGETATION AND MAJOR PRUNING; AND TO AMEND SECTION 114-103 TO PROVIDE FOR A PRUNING AND TREE REMOVAL PERMIT, FEE AND MITIGATION EXEMPTION AS PROVIDED BY STATE STATUTE, AND TO INCORPORATE A TEMPORARY PERMITTING SUSPENSION BY THE BOCC FOR THE MAJOR PRUNING OR REMOVAL OF NATIVE HAZARDOUS VEGETATION AFTER A NATURAL DISASTER; 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 AMENDMENT TO AND INCORPORATION IN THE MONROE COUNTY LAND DEVELOPMENT CODE; PROVIDING FOR AN EFFECTIVE DATE. (File 2019-130)

**5. PAMELA STREET, KEY LARGO, MILE MARKER 104.5 (SENDER SITE), CORNER OF MERIDIAN AVENUE AND LYCALOMA AVENUE, KEY LARGO, MILE MARKER 94.7 (RECEIVER SITE):** A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS REQUIRED FOR THE TRANSFER OF ONE (1) TRANSFERRABLE DEVELOPMENT RIGHT (TDR) FROM THE SENDER SITE TO THE RECEIVER SITE. THE SENDER SITE IS LOT 6, BLOCK 8, LARGO CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4 AT PAGE 142, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00509850-000000. THE RECEIVER SITE IS LEGALLY DESCRIBED AS LOT 1, BLOCK 9, SECTION 3, BAY HAVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 41 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00517650-000000. (FILE NO. 2019-134)

**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**