

DEVELOPMENT REVIEW COMMITTEE

Tuesday, February 25, 2020

AGENDA

The **Monroe County Development Review Committee** will conduct a meeting on **Tuesday, February 25, 2020**, beginning at **1:00 PM** at the Marathon Government Center, Media & Conference Room (1st 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
Thomas Broadrick, Senior Planner
Debra Roberts, Sr. Coordinator

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL: January 28, 2020

MEETING:

1. JAVIER TRUCKING, INC., 102091 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 102: A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS REQUIRED FOR THE FURTHER DEVELOPMENT OF AN EXISTING AGGREGATE STORAGE AND TRANSFER SITE FRONTING ON US 1, SPECIFICALLY TO CONSTRUCT A SINGLE STORY 810 SQUARE FOOT OFFICE BUILDING WITH SITE ACCESS OFF US 1 AND EGRESS OFF REAR OF SITE ONTO EXISTING ALLEY WAY. THE SUBJECT PROPERTY IS DESCRIBED AS ALL OF LOT 13 AND THE NE ½ OF LOT 14 TOGETHER WITH AN EASEMENT FOR INGRESS/EGRESS ACROSS THE SE 10 FEET OF THE SE ½ OF LOT 14, BLOCK 5 PAMELA VILLA SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 125, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00464610-000000.
(FILE 2019-165) **CONTINUED TO APRIL 28, 2020**

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO THE MONROE COUNTY LAND DEVELOPMENT CODE TO AMEND SECTION 101-1 AFFORDABLE HOUSING DEFINITIONS BY CREATING A DEFINITION FOR AREA MEDIAN INCOME, WORKFORCE AND WORKFORCE HOUSING; AMEND CHAPTER 139-1 TO CLARIFY THE AFFORDABLE AND EMPLOYEE HOUSING ADMINISTRATION, TO INCORPORATE NONRESIDENTIAL AND TRANSIENT INCLUSIONARY REQUIREMENTS BY PROVIDING REGULATIONS REGARDING THE PROVISION OF AFFORDABLE HOUSING FOR THE DEVELOPMENT AND REDEVELOPMENT OF NONRESIDENTIAL AND TRANSIENT USES; MODIFYING THE LINKAGE PROVISIONS; AMENDING AND/OR ADDING FOR CONSISTENCY PURPOSE RELATED PROVISIONS; 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 2019-097)

3. 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 (MC), FOR PROPERTY LOCATED AT 105020, 105040, AND 105050 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 105, LEGALLY DESCRIBED AS BLOCK 3, LOTS 1-10, REVISED AMENDED PLAT OF RIVIERA VILLAGE (PLAT BOOK 2, PAGE 80), MONROE COUNTY, FLORIDA, HAVING PARCEL ID NOS. 00510550-000000, 00510560-000000, 00510570-000000, 00510590-000000, 00510610-000000 and 00510630-000000, AS PROPOSED BY ROBERT M. AND YVETTE DOHERTY, LORI STEPHENSON AND 3JL, 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 2019-191)

4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM IMPROVED SUBDIVISION (IS) TO MIXED USE (MU), FOR PROPERTY LOCATED AT 105020, 105040, AND 105050 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 105, LEGALLY DESCRIBED AS BLOCK 3, LOTS 1-10, REVISED AMENDED PLAT OF RIVIERA VILLAGE (PLAT BOOK 2, PAGE 80), MONROE COUNTY, FLORIDA, HAVING PARCEL ID NOS. 00510550-000000, 00510560-000000, 00510570-000000, 00510590-000000, 00510610-000000, 00510630-000000, AS PROPOSED BY ROBERT M. AND YVETTE DOHERTY, LORI STEPHENSON AND 3JL, 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 AMENDMENT TO THE LAND USE DISTRICT (ZONING) MAP; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2019-157)

5. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY FUTURE LAND USE MAP FROM RESIDENTIAL HIGH (RH) TO INSTITUTIONAL (INS), FOR PROPERTY LOCATED AT 32 OCEAN REEF DRIVE, KEY LARGO, MONROE COUNTY, FLORIDA, HAVING PARCEL ID 00081740-000100, AS PROPOSED BY OCEAN REEF CHAPEL, INC.; 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 2019-220)

6. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM URBAN RESIDENTIAL (UR) TO SUBURBAN COMMERCIAL (SC) / INSTITUTIONAL (INS) OVERLAY, FOR PROPERTY LOCATED AT [32 OCEAN REEF DRIVE, KEY LARGO, MONROE COUNTY, FLORIDA, HAVING PARCEL ID 00081740-000100, AS PROPOSED BY OCEAN REEF CHAPEL, INC; 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 2019-221)

7. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO THE MONROE COUNTY LAND DEVELOPMENT CODE TO AMEND SECTION 122-4(B)(4) TO ELIMINATE THE ABILITY FOR A MANUFACTURED/MOBILE HOME TO BE PLACED AT AN ELEVATION BELOW BASE FLOOD ELEVATION AND SECTION 130-53 TO AMEND THE PURPOSE OF THE URBAN RESIDENTIAL MOBILE HOME—LIMITED DISTRICT (URM-L) TO ELIMINATE PROVISION THAT PROVIDES FOR A MANUFACTURED/MOBILE HOME TO BE PLACED AT AN ELEVATION BELOW BASE FLOOD ELEVATION AND SECTION 130-100 TO ADD DETACHED DWELLINGS AS AN AS-OF-RIGHT USE WITHIN THE URBAN RESIDENTIAL MOBILE HOME—LIMITED DISTRICT (URM-L); 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 2020-017)

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