

DEVELOPMENT REVIEW COMMITTEE

Tuesday, August 25, 2020

AGENDA

The **Monroe County Development Review Committee** will conduct a **virtual** meeting on **Tuesday, August 25, 2020**, via Communications Media Technology (CMT), beginning at **1:00 PM**.

Please click the link below to join the webinar:

<https://mcbocc.zoom.us/j/98605139209>

Or iPhone one-tap :

US: +16465189805,,98605139209# or +16699006833,,98605139209#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 518 9805 or +1 669 900 6833

Webinar ID: 986 0513 9209

International numbers available: <https://mcbocc.zoom.us/u/acMq6TbRiv>

CALL TO ORDER

ROLL CALL

DRC MEMBERS:

Emily Schemper, Senior Director of Planning and Environmental Resources

Cheryl Cioffari, Assistant Director of Planning

Mayte Santamaria, Senior Planning Policy Advisor

Bradley Stein, Development Review Manager

Rey Ortiz, Assistant Building Official

Craig Marston, Deputy Fire Marshal

Barbara Powell, Department of Economic Opportunity

Judith Clarke, Engineering Department Representative

Karen Taporco, Naval Air Station Key West

Shereen Yee Fong, FDOT Representative

STAFF MEMBERS:

Peter Morris, Assistant County Attorney

Ilze Aguila, Sr. Planning Commission Coordinator

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL: July 21, 2020

MEETING:

1. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ESTABLISHING MONROE COUNTY LAND DEVELOPMENT CODE SECTION 130-140 *SAFE HARBOR COMMUNITY CENTER OVERLAY (SHCC)*, ESTABLISHING PURPOSE AND INTENT, PERMITTED USES, DENSITY AND INTENSITY, OFF-STREET PARKING, REQUIRED SETBACKS, SIGNAGE AND THE BOUNDARY OF THE OVERLAY DISTRICT WHICH IS GENERALLY COMPRISED OF A CERTAIN AREA ON STOCK ISLAND, MONROE COUNTY, FLORIDA, BOUNDED BY FRONT STREET TO THE EAST, FOURTH AVENUE TO THE NORTH, FIFTH AVENUE TO THE NORTH, SHRIMP ROAD TO THE WEST AND SHRIMP ROAD TO THE SOUTH BUT EXCLUDING CERTAIN PROPERTY OWNED BY THE UTILITY BOARD OF THE CITY OF KEY WEST AND CERTAIN PROPERTY OWNED BY THE FLORIDA KEYS AQUEDUCT AUTHORITY BOUNDED BY FRONT STREET TO THE EAST; AS PROPOSED BY SMITH/HAWKS, PL ON BEHALF OF LONGSTOCK II, 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 CODE; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2018-169)

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM MIXED USE (MU) TO DESTINATION RESORT (DR), FOR PROPERTY LOCATED AT 6000 PENINSULAR AVE., STOCK ISLAND, MILE MARKER 5, MONROE COUNTY, FLORIDA, HAVING PARCEL ID NO. 00127480-000000, AS PROPOSED BY SMITH / HAWKS, PL ON BEHALF OF SH MARINAS 6000, 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 2020-037)

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO THE MONROE COUNTY 2030 COMPREHENSIVE PLAN AMENDING THE FUTURE LAND USE ELEMENT AND THE HOUSING ELEMENT TO ESTABLISH A NEW BUILDING PERMIT ALLOCATION CATEGORY TO ACCEPT AND AWARD 300 WORKFORCE HOUSING EARLY EVACUATION UNIT BUILDING PERMIT ALLOCATIONS PURSUANT TO THE WORKFORCE-AFFORDABLE HOUSING INITIATIVE (WORKFORCE INITIATIVE) AUTHORIZED BY THE FLORIDA ADMINISTRATION COMMISSION AND THE FLORIDA DEPARTMENT ECONOMIC OPPORTUNITY BY AMENDING AS WELL AS CLARIFYING POLICIES 101.2.2, 101.2.4, 101.3.1, 101.3.2, 101.3.3, 101.3.4, 101.3.10, 101.3.11, 601.1, 601.1.1, 601.1.2, 601.1.8, 601.1.11, 601.5.1 AND CREATING NEW POLICY 101.3.12 TO ESTABLISH THE SPECIFIC WORKFORCE INITIATIVE REQUIREMENTS; 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 2020-067)

4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO THE MONROE COUNTY LAND DEVELOPMENT CODE AMENDING THE SECTION 138-24, RESIDENTIAL ROGO ALLOCATIONS, TO ESTABLISH A NEW BUILDING PERMIT ALLOCATION CATEGORY TO AWARD 300 WORKFORCE HOUSING EARLY EVACUATION UNIT BUILDING PERMIT ALLOCATIONS PURSUANT TO THE WORKFORCE-AFFORDABLE HOUSING INITIATIVE (WORKFORCE INITIATIVE) AUTHORIZED BY THE FLORIDA ADMINISTRATION COMMISSION AND THE FLORIDA DEPARTMENT ECONOMIC OPPORTUNITY AND TO ESTABLISH THE SPECIFIC WORKFORCE INITIATIVE REQUIREMENTS; 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 2020-068)

5. CUNNINGHAM LANE, BIG PINE KEY, MILE MARKER 31 (SENDER SITE) AND 231 EAST SHORE DRIVE SUMMERLAND KEY, MILE MARKER 25 (RECEIVER SITE): A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS REQUIRED FOR THE TRANSFER OF 1 TRANSFERRABLE DEVELOPMENT RIGHT (TDR) FROM THE SENDER SITE TO THE RECEIVER SITE. THE SENDER SITE IS LEGALLY DESCRIBED AS BLOCK 1, LOT 16, PINE HAMMOCK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 163, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00250660-000000. THE RECEIVER SITE IS LEGALLY DESCRIBED AS LOT 17, SUMMERLAND ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 167, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00200610-000000. (FILE #2020-076)

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 3:15pm