

DEVELOPMENT REVIEW COMMITTEE

Tuesday, March 23, 2021

AGENDA

The **Monroe County Development Review Committee** will conduct a **virtual** meeting on **Tuesday, March 23, 2021**, 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
Mike Roberts, Assistant Director, Environmental Resources
Mayte Santamaria, Senior Planning Policy Advisor
Bradley Stein, Development Review Manager
Liz Lustberg, Senior Planner
Rey Ortiz, Assistant Building Official
Karen Taporco, Naval Air Station Key West
Shereen Yee Fong, FDOT Representative
Justin Stiell, Department of Economic Opportunity

STAFF MEMBERS:

Peter Morris, Assistant County Attorney
Ilze Aguila, Sr. Planning Commission Coordinator

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL: February 23, 2021

MEETING

NEW ITEMS:

1. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO THE MONROE COUNTY LAND DEVELOPMENT CODE TO AMEND: CHAPTER 114, ARTICLE I, SECTION 114-2 "LEVEL OF SERVICE STANDARDS" TO UPDATE STORMWATER QUALITY PERFORMANCE STANDARDS AND TO CORRECT A SCRIVENER'S ERROR; SECTION 114-3 "SURFACE WATER MANAGEMENT CRITERIA" TO REQUIRE NET IMPROVEMENT IN STORMWATER QUALITY WHILE PROVIDING FLEXIBILITY IN ACHIEVING STORMWATER QUALITY STANDARDS AND PROVIDE UPDATES TO THE STORMWATER MANUAL AND LAYMAN'S BROCHURE TO INCORPORATE NEW APPROACHES FOR MANAGING STORMWATER; SECTION 114-13 "FENCES" TO REFINE CODE LANGUAGE TO BETTER CLARIFY REQUIREMENTS; CHAPTER 114, ARTICLE IV "*LANDSCAPING*" TO REFINE CODE LANGUAGE TO BETTER CLARIFY REQUIREMENTS AND UPDATE LISTS OF SPECIES; SECTION 114-163 "WATERFRONT LIGHTING" TO REFINE CODE LANGUAGE TO BETTER CLARIFY REQUIREMENTS; AND, SECTION 114-164 "NONCONFORMING LIGHTING" TO REFINE CODE LANGUAGE TO BETTER CLARIFY 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 2019-183)

[STAFF REPORT](#)

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AMENDMENTS TO THE MONROE COUNTY LAND DEVELOPMENT CODE TO AMEND CHAPTER 118 TO ELIMINATE REDUNDANT OR OBSOLETE TEXT, REFINE CODE LANGUAGE TO BETTER CLARIFY REGULATORY INTENT FOR THE BENEFIT OF THE REGULATED COMMUNITY AND COUNTY STAFF, UPDATE LISTS OF SPECIES AND CORRECT SCRIVENER'S ERRORS; 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 2019-184)

[STAFF REPORT](#)

[PUBLIC COMMENT](#)

3. FMH2, LLC, 313 OVERSEAS HIGHWAY, BIG COPPITT KEY, MILE MARKER 10: A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS REQUIRED FOR THE DEVELOPMENT OF A PROPOSED 3,083 SQUARE FOOT OFFICE BUILDING. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOTS 12 AND 13, BLOCK 1, AMENDED PLAT OF COPPITT SUBDIVISION (PLAT BOOK 4 PAGE 50) MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00149500-000000. (FILE 2021-001)

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4. PLAYA LARGO OCEAN RESIDENCES, 97801 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 97.8: A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS REQUIRED TO CONTINUE DEVELOPMENT OF 24 ATTACHED DWELLING UNITS (ALREADY COMPLETE) AS AFFORDABLE HOUSING AND 28 DETACHED DWELLING UNITS AS MARKET RATE HOUSING, AS PREVIOUSLY APPROVED BY D.O. 01-16, ON PROPERTY DESCRIBED AS TWO (2) PARCELS OF LAND LOCATED IN SECTION 6, TOWNSHIP 62 SOUTH, RANGE 39 EAST, KEY LARGO, MONROE COUNTY, FLORIDA AND HAVING PARCEL IDENTIFICATION NUMBERS 00090820-000000 AND 00090860-000000. (FILE 2021-022)

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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 2:07 PM