

DEVELOPMENT REVIEW COMMITTEE

Tuesday, April 27, 2021

AGENDA

The **Monroe County Development Review Committee** will conduct a **virtual** meeting on **Tuesday, April 27, 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
Devin Tolpin, Senior Planner
Rey Ortiz, Assistant Building Official
Cassy Cane, Deputy Fire Marshal
Craig Marston, Deputy Fire Marshal
Judy Clarke, Engineering
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: March 23, 2021

MEETING

NEW ITEMS:

1. FLORIGAN GROUP, LLC, CAPTAIN HOOK'S, 29675 OVERSEAS HIGHWAY, BIG PINE KEY, MILE MARKER

29.7: A PUBLIC MEETING CONCERNING A REQUEST FOR AN AMENDMENT TO A MAJOR CONDITIONAL USE PERMIT FOR THE REMOVAL OF THE RESTRICTION OF FUEL SALES TO MARINE VESSELS, THE AMOUNT OF FUEL TO BE STORED AND THE ADDITION OF NONRESIDENTIAL FLOOR AREA TO BE USED FOR RETAIL SALES; TO BECOME EFFECTIVE ONLY UPON AMENDMENT TO THE ASSOCIATED SETTLEMENT AGREEMENT WITH THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY (DEO), IF DETERMINED BY DEO TO BE REQUIRED. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN SECTION 27, TOWNSHIP 66 SOUTH, RANGE 29 EAST, BIG PINE KEY, MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00111720-000000. (FILE 2019-223)

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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)

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3. SH MARINAS 6000, LLC., 6000 PENINSULAR AVENUE, STOCK ISLAND, FL 33040 MILE MARKER 5 OCEAN SIDE: A PUBLIC MEETING CONCERNING A REQUEST FOR A DEVELOPMENT AGREEMENT BETWEEN MONROE COUNTY, FLORIDA AND SH MARINAS 6000, LLC. AS IT RELATES TO THE REDEVELOPMENT OF A MARINA WITH ONE HUNDRED AND THIRTY-ONE (131) MARKET-RATE DWELLING UNITS, UP TO SIXTY-SIX (66) TRANSIENT HOTEL DWELLING UNITS AND ACCESSORY STRUCTURES/USES THERETO, ON THE PROPERTY. NO STRUCTURES WILL BE HIGHER THAN 40 FEET PURSUANT TO SECTION 131-2(B) OF THE MONROE COUNTY LAND DEVELOPMENT CODE. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN SECTION 36, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00127480-000000 (FILE 2020-047)

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[STAFF REPORT](#)

4. BANYAN GROVE RESIDENCES, LTD., 5455 MACDONALD AVENUE, STOCK ISLAND, FL 33040 MILE MARKER 5 OCEAN SIDE: A PUBLIC MEETING CONCERNING A REQUEST FOR AN AMENDMENT TO A DEVELOPMENT AGREEMENT BETWEEN MONROE COUNTY, FLORIDA AND BANYAN GROVE RESIDENCES, LTD. AS IT RELATES TO A TIME EXTENSION OF THE AGREEMENT AND TO CLARIFY THE TRANSFER OF MARKET-RATE DWELLING UNITS, AS WAS PREVIOUSLY ALLOWED UNDER LAND DEVELOPMENT REGULATIONS AT THE TIME OF THE ORIGINAL AGREEMENT. THE HEIGHT OF THE STRUCTURES IS NOT AMENDED WITH THIS REQUEST. THE SUBJECT PROPERTY IS DESCRIBED AS LOTS 5 THRU 16, AND A PORTION OF LOTS 4 AND 17, SQUARE 29, AS SHOWN ON THE PLAT OF "STOCK ISLAND MALONEY SUBDIVISION" AS RECORDED IN PLAT BOOK 1 AT PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA, HAVING PARCEL ID NUMBER 00124140-000000 (FILE 2021-027)

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5. DICKERSON GROUP, INC., BIG COPPITT KEY, MILE MARKER 9.5: A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS REQUIRED FOR THE DEVELOPMENT OF TWENTY MULTIFAMILY DEED-RESTRICTED AFFORDABLE DWELLING UNITS. THE SUBJECT PROPERTY IS DESCRIBED AS TWO (2) PARCELS OF LAND WITHIN SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST, BIG COPPITT KEY, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBERS 00120940-000000 AND 00120940-000301 (FILE 2020-056).

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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 3:35 PM