

DEVELOPMENT REVIEW COMMITTEE

Tuesday, August 23, 2022

AGENDA

The **Monroe County Development Review Committee** will conduct a **virtual** meeting on **August 23, 2022**, via Communications Media Technology (CMT), beginning at **1:00 PM**.

Please click the link below to join the webinar:

<https://mcbocc.zoom.us/j/82346835045>

Or iPhone one-tap :

US: +16465189805,,82346835045# or +16699006833,,82346835045#

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: 823 4683 5045

International numbers available: <https://mcbocc.zoom.us/j/82346835045>

CALL TO ORDER

ROLL CALL

DRC MEMBERS:

Emily Schemper, Senior Director of Planning and Environmental Resources

Cheryl Cioffari, Assistant Director of Planning

Mike Roberts, Assistant Director, Environmental Resources

Bradley Stein, Development Review Manager

Rey Ortiz, Assistant Building Official

Cassy Cane, Deputy Fire Marshal

R.L. Colina, Fire Marshal

Judy Clarke, Engineering

Christina Gardner, Naval Air Station Key West

Shereen Yee Fong, FDOT Representative

Barbara Powell, Department of Economic Opportunity

Scott Rogers, Department of Economic Opportunity

STAFF MEMBERS:

Peter Morris, Assistant County Attorney

Liz Lustberg, Senior Planner

Debra Roberts, Senior Planning Commission Coordinator

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL: July 25, 2022

MEETING:

1. 25000 OVERSEAS HIGHWAY, SUMMERLAND KEY, MILE MARKER 25: A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS REQUIRED FOR THE ADDITION OF A WAREHOUSE AND FOUR (4) DWELLING UNITS, TO A PROPERTY CURRENTLY DEVELOPED WITH AN OFFICE BUILDING. THE SUBJECT PROPERTY IS DESCRIBED AS PART OF LOT 20 OF SUMMERLAND ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 167, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL ID NUMBER 00200640-000100 (FILE 2021-103)

[STAFF REPORT](#)

[FILE](#)

[COMBINED PLANS](#)

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE 2030 MONROE COUNTY COMPREHENSIVE PLAN AS A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO SECTION 163.3187, FLORIDA STATUTES, AMENDING POLICY 107.1.7 COCO PALMS AFFORDABLE HOUSING SUBAREA TO INCREASE THE MAXIMUM NET DENSITY AND TO MODIFY THE PERMITTED AS-OF-RIGHT USES AND CONDITIONAL USES FOR PROPERTY LOCATED AT 21585 OLD STATE ROAD 4A, CUDJOE KEY, HAVING PARCEL IDENTIFICATION NUMBER 00174960-000000, AS PROPOSED BY SMITH HAWKS, PL ON BEHALF OF MOBILE HOMES HOLDINGS COCO, LLC; AND TO ACCOMPANY A PROPOSED AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) FROM MIXED USE / COMMERCIAL (MC) TO RESIDENTIAL HIGH (RH); PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR INCLUSION IN THE 2030 MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2022-084)

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3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY FUTURE LAND USE MAP AS A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO SECTION 163.3187, FLORIDA STATUTES, FROM MIXED USE COMMERCIAL (MC) TO RESIDENTIAL HIGH (RH), FOR PROPERTY LOCATED AT 21585 OLD STATE ROAD, CUDJOE KEY, MILE MARKER 21, LEGALLY DESCRIBED AS LOT 30 SACARMA, A SUBDIVISION OF GOVERNMENT LOTS 3 AND 4 IN SECTION 29, TOWNSHIP 66 SOUTH, RANGE 28 EAST (PLAT BOOK 2, PAGE 48), MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00174960-000000; AS PROPOSED BY MOBILE HOMES HOLDINGS COCO, LLC; CONTINGENT ON ADOPTION AND EFFECTIVENESS OF AMENDMENTS TO COMPREHENSIVE PLAN POLICY 107.1.7 TO INCREASE THE MAXIMUM NET DENSITY AND TO MODIFY THE PERMITTED AS-OF-RIGHT USES AND CONDITIONAL USES ON THE SUBJECT PROPERTY; 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 2022-085)

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4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM SUBURBAN COMMERCIAL (SC) TO URBAN RESIDENTIAL (UR), FOR PROPERTY LOCATED AT 21585 OLD STATE ROAD, CUDJOE KEY, MILE MARKER 21, LEGALLY DESCRIBED AS LOT 30 SACARMA, A SUBDIVISION OF GOVERNMENT LOTS 3 AND 4 IN SECTION 29, TOWNSHIP 66 SOUTH, RANGE 28 EAST (PLAT BOOK 2, PAGE 48), MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00174960-000000; AS PROPOSED BY MOBILE HOMES HOLDINGS COCO, LLC; CONTINGENT ON ADOPTION AND EFFECTIVENESS OF AMENDMENTS TO COMPREHENSIVE PLAN POLICY 107.1.7 TO INCREASE THE MAXIMUM NET DENSITY AND TO MODIFY THE PERMITTED AS-OF-RIGHT USES AND CONDITIONAL USES ON THE SUBJECT PROPERTY; 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 2022-086)

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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: 1:23 P.M.