

DEVELOPMENT REVIEW COMMITTEE

Tuesday, October 25, 2022

AGENDA

The **Monroe County Development Review Committee** will conduct a **virtual** meeting on **October 25, 2022**, 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
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
Devin Tolpin, Principal Planner
Liz Lustberg, Senior Planner
Debra Roberts, Senior Planning Commission Coordinator

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL: August 23, 2022

MEETING:

1. CHRIS SANTE, 92425 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 92: A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT BY BARBARA BAUMAN ON BEHALF OF CHRIS SANTE FOR THE DEVELOPMENT OF A MINI STORAGE UNIT FACILITY WITH AN ATTACHED DWELLING UNIT DESIGNATED AS EMPLOYEE HOUSING. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND WITHIN SECTION 27, TOWNSHIP 62 SOUTH, RANGE 38 EAST, TAVERNIER, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00490270-000000. (FILE 2021-055)

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2. 5650 EAST LAUREL AVENUE 1-3, STOCK ISLAND (SENDER SITE) AND 270 CARIBBEAN DRIVE, EAST SUMMERLAND KEY (RECEIVER SITE): A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT ALLOWING THE TRANSFER OF ONE (1) MARKET RATE TRANSFERRABLE RATE OF GROWTH ORDINANCE (ROGO) EXEMPTION (TRE) FROM THE SENDER SITE LOCATED AT 5650 EAST LAUREL AVENUE 1-3, STOCK ISLAND, DESCRIBED AS LOT FIVE (5), IN SQUARE THIRTY-ONE (31), MCDONALD'S PLAT OF STOCK ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00124390-000000. THE RECEIVER SITE IS LOCATED AT 270 CARIBBEAN DRIVE EAST, SUMMERLAND KEY, DESCRIBED AS LOT 36, BLOCK 1, SUMMERLAND KEY COVE ADDITION NO. 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 AT PAGE 41 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00193020-000100. (FILE 2022-151)

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3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ESTABLISHING MONROE COUNTY LAND DEVELOPMENT CODE SECTION 130-143 TAVERNIER KEY COMMERCIAL OVERLAY (TKCO) DISTRICT; ESTABLISHING PURPOSE AND INTENT, BOUNDARY, APPLICABILITY, NROGO ALLOCATION STANDARDS, AS-OF-RIGHT AND CONDITIONAL USES, AND MAXIMUM NONRESIDENTIAL AND RESIDENTIAL DEVELOPMENT POTENTIAL; FOR PROPERTIES LOCATED AT 92501 OVERSEAS HIGHWAY, KEY LARGO, APPROXIMATELY MILE MARKER 92.5, HAVING PARCEL IDENTIFICATION NUMBERS 00089490-000000 AND 00490250-000000; AS PROPOSED BY SMITH/HAWKS, PL ON BEHALF OF CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC F/K/A SINGLETARY CONCRETE PRODUCTS 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 CODE; PROVIDING FOR AN EFFECTIVE DATE. (FILE 2022-053)

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4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP TO APPLY THE TAVERNIER KEY COMMERCIAL OVERLAY (TKCO) DISTRICT, TO PROPERTIES LOCATED AT 92501 OVERSEAS HIGHWAY, KEY LARGO, APPROXIMATELY MILE MARKER 92.5, HAVING PARCEL IDENTIFICATION NUMBERS 00089490-000000 AND 00490250-000000; AS PROPOSED BY SMITH/HAWKS, PL ON BEHALF OF CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC F/K/A SINGLETARY CONCRETE PRODUCTS 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 2022-054)

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5. 5455 MACDONALD AVENUE, STOCK ISLAND, MILE MARKER 4.9 (SENDER SITE) AND 6000 PENINSULAR AVENUE, STOCK ISLAND, MILE MARKER 5.5 (RECEIVER SITE): A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS FOR THE TRANSFER OF TWENTY-FOUR (24) PERMANENT MARKET RATE TRANSFERRABLE ROGO EXEMPTIONS (TREs), FROM THE SENDER SITE PROPERTY LEGALLY 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 IDENTIFICATION NUMBER 00124140-000000, TO THE RECEIVER SITE 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 2019-127)

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6. VACANT PROPERTY BETWEEN JEFFERY DRIVE & SAMSON DRIVE, EAST OF US-1, KEY LARGO, MILE MARKER 101.5 (SENDER SITE) AND 6000 PENINSULAR AVENUE, STOCK ISLAND, MILE MARKER 5.5 (RECEIVER SITE): A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS FOR THE TRANSFER OF THIRTY-SIX POINT EIGHT (36.8) TRANSFERRABLE DEVELOPMENT RIGHTS (TDRs), FROM THE SENDER SITE PROPERTY DESCRIBED AS A PARCEL OF LAND IN SECTION 22, TOWNSHIP 61 SOUTH, RANGE 39 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00086680-000000, TO THE RECEIVER SITE 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 2022-121)

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7. 325 CALUSA STREET, KEY LARGO, MILE MARKER 101 (SENDER SITE) AND 6000 PENINSULAR AVENUE, STOCK ISLAND, MILE MARKER 5.5 (RECEIVER SITE): A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS FOR THE TRANSFER OF TWENTY-THREE (23) TRANSIENT TRANSFERRABLE ROGO EXEMPTIONS (TREs) THAT ARE HELD IN CERTIFICATE PURSUANT A SETTLEMENT AGREEMENT DATED MARCH 21, 2007, BETWEEN MONROE COUNTY AND EAGER FAMILY LIMITED PARTNERSHIP, L.P., FROM THE SENDER SITE PROPERTY DESCRIBED AS A PARCEL OF LAND IN SECTION 28, TOWNSHIP 61 SOUTH, RANGE 39 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00541810-000100, TO THE RECEIVER SITE 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 2022-123)

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8. 6125 SECOND STREET, STOCK ISLAND (TREs HELD BY DEVELOPMENT ORDER 03-21), MILE MARKER 5 (SENDER SITE) AND 6000 PENINSULAR AVENUE, STOCK ISLAND, MILE MARKER 5.5 (RECEIVER SITE): A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS FOR THE TRANSFER OF EIGHTY (80) PERMANENT MARKET RATE TRANSFERRABLE ROGO EXEMPTIONS (TREs) (TRE IDENTIFIER #M-0001 THROUGH M-0080) AND EIGHTEEN (18) TRANSIENT TREs (TRE IDENTIFIER #T-410 THROUGH T-427) PREVIOUSLY TRANSFERRED BY DEVELOPMENT ORDER 03-21, FROM THE SENDER SITE PROPERTY DESCRIBED AS PARCELS OF LAND IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00124540-000000, TO THE RECEIVER SITE 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 2022-170)

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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: 2:21 PM