

DEVELOPMENT REVIEW COMMITTEE

Tuesday, April 23, 2019

AGENDA

The Monroe County Development Review Committee will conduct a meeting on **Tuesday, April 23, 2019**, beginning at **1:00 PM** at the Marathon Government Center, Media & Conference Room (1st floor, rear hallway), 2798 Overseas Highway, Marathon, Florida.

CALL TO ORDER

ROLL CALL

DRC MEMBERS:

Emily Schemper, Sr. Director of Planning and Environmental Resources
Mike Roberts, Sr. Administrator, Environmental Resources
FDOT Representative
Craig Marston, Fire Marshal
Public Works Department Representative

STAFF MEMBERS:

Steve Williams, Assistant County Attorney
Peter Morris, Assistant County Attorney
Bradley Stein, Development Review Manager
Devin Rains, Planning & Development Permit Services Manager
Cheryl Cioffari, Comprehensive Planning Manager
Thomas Broadrick, Sr. Planner
Janene Sclafani, Transportation Planner
Devin Tolpin, Sr. Planner
Elizabeth Lustberg, Planner
Matthew Restaino, Planner
Debra Roberts, Sr. Coordinator

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL: January 15, 2019

MEETING:

1. Emperor Group 2017, LLC, 31251 Avenue A (DBA Paradise Burgers Spirits and Brews), Big Pine Key, Mile Marker 31.2: A public meeting concerning a request for an Amendment to a Minor Conditional Use Permit. The requested approval is required for 19,059 square feet of the parking lot to be paved with asphalt and other site improvements such as landscaping and drainage. The subject property is described as Lots 4 thru 13, Block 13, Sands Subdivision, Plat Book 1, Page 65, Big Pine Key, Monroe County, Florida, having real estate number 00301200-000000. (File 2018-168)

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY COMPREHENSIVE PLAN AS A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO SECTION 163.3187, FLORIDA STATUTES, CREATING POLICY 107.1.8 SUGARLOAF SCHOOL WORKFORCE HOUSING SUBAREA; ESTABLISHING THE BOUNDARY OF THE SUGARLOAF SCHOOL WORKFORCE HOUSING SUBAREA; LIMITING THE PERMITTED USES OF THE SUBAREA TO DEED RESTRICTED AFFORDABLE HOUSING DWELLING UNITS; LIMITING MAXIMUM NET DENSITY FOR

AFFORDABLE HOUSING IN THE SUBAREA; AND ELIMINATING ALLOCATED DENSITY AND FLOOR AREA RATIO FOR A 2.81-ACRE PORTION OF PROPERTY LOCATED AT 255 CRANE BOULEVARD ON SUGARLOAF KEY AS PROPOSED BY THE SCHOOL BOARD OF MONROE COUNTY; 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 2019-038)

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY LAND DEVELOPMENT CODE SECTION 102-57(e)(2)c TO ALLOW RESIDENTIAL DWELLING UNITS WITH LAWFULLY NONCONFORMING OPEN SPACE TO REDEVELOP AT THE PREVIOUSLY APPROVED OPEN SPACE RATIO IN CASES WHERE COMPLIANCE WITH CURRENT OPEN SPACE REGULATIONS WOULD RESULT IN A REDUCTION IN LOT COVERAGE AND CONSIDER AMENDMENTS TO CLARIFY THE MAXIMUM SHORELINE SETBACK THEREIN; 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 LAND DEVELOPMENT CODE; PROVIDING FOR AN EFFECTIVE DATE. (File 2019-021)

4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY TIER OVERLAY DISTRICT MAP FROM TIER I TO TIER III AS REQUESTED BY ROBERTO LOPEZ AND MARGO REV TRUST A PARCEL OF VACANT LAND LEGALLY DESCRIBED AS BLOCK 34 LOT 15 KEY HAVEN ESTATES, SIXTH ADDITION, RACoon KEY PLAT BOOK 5 PAGE 18, RACCOON KEY, HAVING REAL ESTATE NO. 00136970-000000 (FILE 2018-238)

5. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY TIER OVERLAY DISTRICT MAP FROM TIER I TO TIER III AS REQUESTED BY ROBERTO LOPEZ AND MARGO REV TRUST FOR A PARCEL OF VACANT LAND LEGALLY DESCRIBED AS BLOCK 34 LOT 16 KEY HAVEN ESTATES, SIXTH ADDITION, RACoon KEY PLAT BOOK 5 PAGE 18, RACCOON KEY, HAVING REAL ESTATE NO. 00136980-000000 (FILE 2018-238)

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